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THE MOBILE HOME IN THE EDMONTON AREA
AN OVERVIEW OF CURRENT AND FUTURE USE

by

© N. BARRY GIFFEN

A THESIS

SUBMITTED TO THE FACULTY OF GRADUATE

STUDIES AND RESEARCH IN PARTIAL FULFILMENT OF THE

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MASTER OF ARTS

DEPARTMENT OF GEOGRAPHY

EDMONTON, ALBERTA

FALL, 1976

THE UNIVERSITY OF ALBERTA

FACULTY OF GRADUATE STUDIES AND RESEARCH

The undersigned certify that they have read, and recommend to the Faculty of Graduate Studies and Research, for acceptance, a thesis entitled THE MOBILE HOME IN THE EDMONTON AREA - AN OVERVIEW OF FUTURE AND CURRENT USE submitted by N. BARRY GIFFEN in partial fulfilment of the requirements for the degree of Master of Arts.

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Date 00 20 '76

DEDICATION

To Linda,

whose encouragement, support,

and personal sacrifice made

this thesis possible.

ABSTRACT

This thesis examines the use of mobile homes in the Edmonton metropolitan area. This area encompasses virtually all lands within a twenty mile radius of the City of Edmonton as well as the City itself.

The purpose of this thesis was to analyse existing use of mobile homes and, using the results of this analysis, predict to what extent mobile homes may be used in the future in the Edmonton area. This study also examines the effect of proposed government regulations, concerning mobile home developments, on the future use of mobile homes in this area.

The study shows that the mobile home, as used in the Edmonton area, represents a form of low cost housing. The study also shows that the concept of mobile homes being low cost is rapidly becoming invalid. The cost of mobile home living, especially in mobile home parks in the Edmonton area will rise even more dramatically in future years if the proposed government legislation is implemented.

Questions arose from the analysis, which could not be answered in the context of this thesis, should be considered. These are, why do the actual mobile home units cost as much as they do to the consumer relative to conventional single detached dwellings? This occurs even though this industry employs production - line techniques which should produce units at reasonable savings relative to on-site construction practices employed in conventional housing construction. Another question centers on the ideal of providing a 'residential environment' for mobile home developments. Provision of this quality in mobile home developments severely handicaps the economic feasibility of such developments.

ACKNOWLEDGEMENTS

The number of persons who directly or indirectly assisted in the completion of this thesis is so extensive it could not be contained in a few short pages. However to all of them, please accept my heart-felt thanks.

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CHAPTER I. INTRODUCTION

A. Overview

Three basic needs are food, clothing and shelter. In Canadian Society today, the demand for each of these is continually increasing, thereby contributing to an inflationary trend which threatens to change the lifestyle of a large number of Canadians. This change relates to how people tend to distribute their income between each of these needs, and how rising prices will affect the proportionate distribution of this income.

It is the intention of this research to examine attitudes towards one of the three basic needs - that being shelter. In the Findings of the First Canadian Conference on Housing, the first formally approved statement on general principles indicated that "all Canadians have the right to be adequately housed whether they can afford it or not." (Wheeler, 1969, p.15) With this in mind, and reflecting back on the initial statements of "need" and "demand", David V. Donnison, in one of the Background Papers to the "First Canadian Housing Conference", brought the two into perspective as follows:

> "Statements about housing *demand* describe people's behaviour in defined circumstances - the capacity and willingness to buy, rent and retain housing space of various kinds in various places. Their demands may be 'effective' (what they are doing now) or 'potential' (what they might do in the future or under other circumstances). Statements about housing *needs* convey an opinion about the housing that someone should have - the demands that ought to be made effective." (Donnison, 1969, p. 24)

It is the last phrase, "the demands that ought to be made effective" which is the controversial aspect to the shelter question. An earlier quotation referring to everyones "right" to adequate housing displays the same problem - that being, what is adequate housing or which demands ought to be made effective?

Lawrence B. Smith, in a Research Monograph prepared for the Minister Responsible for Housing, Government of Canada, made an attempt to establish what the Canadian demand for housing consisted of, and how it should be interpreted by policy-makers. Smith states:

> "The demand for housing is a complex function of prices, incomes, demographic forces and so forth. Since demographic factors have exerted the dominant influences upon housing markets in the long run, however, they merit special attention when one is assessing the future." (Smith, 1971, p. 13)

He goes on to explain that the demographic components affecting housing demand relate to family household formation, non-family household formation* and reduction in the doubling of families. Smith found that since World War II, the demand for housing has increased because of a significant increase in the establishment of non-family households which have caused a change in the type of household required. "During the period 1946-1967, Metropolitan areas of Canada experienced a 41% increase in the number of non-family households while the number of families rose by only 13%." (Smith, 1971, p. 13) These non-family households generally are looking for multiple forms of housing especially apartments. Smith points out the basic difference is that non-family households do not require facilities

* Non-family household - "unrelated indiciduals sharing common living arrangements and individuals living by themselves" (Kalbach & McVey, 1971, p. 304).

for older children and therefore are prepared to accept smaller accommodation. This accommodation is generally available to the household at a lower cost.

However, even with these changes, the single detached dwelling is still dominant in the overall scope of housing alternatives. This becomes obvious after reviewing a study prepared under the direction of the Executive Committee of the Ontario Association of Housing Authorities. This brief states that "By 1961, Canadians occupied approximately 3,000,000 single detached units; 680,000 semi-detached and duplex dwellings, 128,000 row houses and 748,000 apartments." (Ontario Associate of Housing, 1964, p. 33) Since 1961, the demand for single detached housing has been strong, as is evidenced by the data provided in Table I, Page 4, Housing Starts by Type 1962-1975. (CMHC, 1976, p. 3) A combination of the Ontario figures and those in Table I substantiates to a degree the ideas put forth by Smith concerning a shift to smaller dwellings units because of a lower proportion of families in the overall household demand. This has also been observed by Kalbach and McVey (Kalbach and McVey, 1971, p. 304). Other factors which also determine the nature of potential accommodation needs are the impact of the post-war baby boom, the fact that people are living longer and the removal of the aged people from the single family dwelling market. In 1961, single detached dwellings represented approximately 65% of all dwellings, by 1975, this was reduced to approximately 58.6% while apartments and other forms of similar dwellings rose

TABLE I

HOUSING STARTS BY TYPE 1962-1975*

	SINGLE DETACHED	SEMI-DETACHED AND DUPLEX	ROW	APARTMENTS AND OTHER	TOTAL	% CHANGE
1962	74,443	10,975	3,742	40,935	130,095	-
1963	77,158	7,891	3,895	59,680	148,624 (+)	14.24
1964	77,079	8,706	4,755	75,118	165,658 (+)	11.46
1965	75,441	7,924	5,306	77,894	166,565 (+)	0.55
1966	70,642	7,281	5,000	51,551	134,474 (-)	19.27
1967	72,534	9,993	7,392	74,258	164,123 (+)	22.05
1968	75,339	10,114	8,042	103,383	196,878 (+)	19.96
1969	78,404	10,373	10,721	110,919	210,415 (+)	6.88
1970	70,749	10,826	17,055	91,898	190,528 (-)	9.45
1971	98,056	13,751	15,659	106,187	233,653 (+)	22.63
1972	115,570	13,649	16,980	103,715	249,914 (+)	6.96
1973	131,552	13,235	17,291	106,451	268,529 (+)	7.45
1974	122,143	11,023	14,932	74,025	222,123 (-)	17.28
1975	123,929	15,403	21,763	70,361	231,456 (+)	4.20

* Source data taken from Canadian Housing Statistics, 1971 and 1975 published by Economics and Statistics Division Central Mortgage and Housing Corporation

from 16.4% of all dwellings in 1961 to 26.1% in 1975.

However the reduction in the market percentage of single family detached housing is not entirely related to *demand*. In actual fact, it appears that inflation has made detached dwellings so expensive that this housing alternative is no longer available to as large a segment of the households of Canada as was previously experienced.

As can be seen in Table II, Page 6, Estimated Costs of New Single Detached Dwellings Canada, 1961-1975, the construction cost per square foot has increased 144.5% in the fifteen year period. This has resulted in an average percentage cost increase of 130.6% per single detached dwelling unit over the period 1961-1975.

Further support to the idea that the reduction in the use of the single detached dwelling is not a choice but rather a necessity brings us to the actual topic of this research. In recent years, particularly since 1963, that segment of the household population in search of single detached dwellings have turned from the standard single detached home to a variety of alternative types, one of which is the mobile home. The majority of these unconventional single detached dwellings are manufactured in a production line system and then assembled either at the point of manufacture (mobile homes) or at the housing site (prefabricated homes). The impact of this type of alternative on the Canadian housing market is displayed in Table III, Page 7, Mobile Homes Placed in Canada 1963-1972 As Compared to Conventional Single Detached Housing Starts. It is the mobile home and its place in the Canadian, and in particular the Edmonton dwelling market, which is the topic of this Thesis.

TABLE II

ESTIMATED COSTS OF NEW SINGLE-DETACHED DWELLINGS CANADA 1961-1975*

PERIOD	NUMBER OF UNITS	AVERAGE FINISHED FLOOR AREA (SQ. FT.)	AVERAGE CONSTRUCTION COST PER SQUARE FOOT ($)	AVERAGE TOTAL ESTIMATED COST ($)
1961	34,009	1,110	10.61	14,463
1962	26,963	1,128	10.56	14,648
1963	29,035	1,136	10.68	15,068
1964	26,028	1,154	11.01	15,807
1965	25,562	1,158	11.62	16,572
1966	21,813	1,172	12.56	18,059
1967	22,893	1,153	13.04	18,529
1968	19,975	1,113	13.68	18,922
1969	14,991	1,113	14.62	20,315
1970	19,545	1,062	14.90	19,894
1971	29,926	1,057	15.30	20,528
1972	29,396	1,062	16.38	22,168
1973	18,391	1,052	18.64	24,370
1974	12,819	1,042	22.62	28,683
1975	21,862	1,035	25.37	33,356

* Data derived from Table 87 of Canadian Housing Statistics 1975, Central Mortgage and Housing Corporation 1976, Ottawa, p. 73

TABLE III

MOBILE HOMES PLACED IN CANADA 1963-1972 AS COMPARED TO CONVENTIONAL SINGLE FAMILY DETACHED DWELLINGS*

	MOBILE HOME SHIPMENTS IN CANADA	PERCENT CHANGE	CONVENTIONAL SINGLE DETACHED	PERCENT CHANGE	RATIO MOBILE HOMES TO CONVENTIONAL HOMES
1963	3,075		77,158		1:25.0
1964	4,112	33.7	77,079	- .1	1:18.7
1965	5,179	25.9	75,441	- 2.1	1:14.6
1966	4,688	- 9.5	70,642	- 6.4	1:15.1
1967	6,646	41.8	72,534	2.7	1:10.9
1968	9,150	37.7	75,339	3.9	1:08.2
1969	12,753	39.4	78,404	4.1	1:06.2
1970	12,272	- 3.5	70,749	9.8	1:05.8
1971	18,905	54.0	98,056	38.6	1:05.2
1972	25,029	32.4	115,570	17.9	1:04.6

* Source - Data on mobile houses taken from a report on mobile house production prepared by the Canadian Mobile Home Manufacturers Association. Data on conventional housing was taken from Canada Housing Statistics, 1967-1973, prepared by Central Mortgage and Housing Corporation. Ratios and percentage changes were calculated by the author.

B. Objectives of the Thesis

In recent years, the mobile home has shown itself to be a viable alternative in the Canadian housing market place. A description of a mobile home, comparisons to conventional homes, and a historical summary of the evolution of this form of housing, are all points which will be reviewed in this Thesis. However, it is proposed that this research shall meet three major objectives. This research shall explain why the mobile home has achieved such popularity in recent years as reflected in Table II, Page 6 of this Thesis. This research shall attempt to determine if this form of housing is likely to continue to be heavily utilized in the near future. Finally, this research will attempt to evaluate the impact of stringent Government controls on what has been up to now a virtually uncontrolled form of housing and residential development.

These objectives were chosen because of a general lack of acceptance of this form of housing. The question of whether mobile homes are a short term stopgap in the housing market, or whether they are here to stay, is continually plaguing officials in all levels of Government as well as many private individuals. It is hoped that some segments of this question will be answered as a result of this analysis. The interest in the effect of Government legislation comes at a time when such legislation is being proposed. This legislation may still be stopped if these proposals were determined to be destructive to mobile home developments. The results of this Thesis might question the suitability of this legislation.

C. Area of Study

Since there are great regional disparities across Canada with regards to the use of mobile homes, it was felt that more could be gained in attempting to meet the objectives of this research if a specific area was singled out for examination. The area chosen had to have two characteristics:

(a) Mobile homes must be continually utilized and;

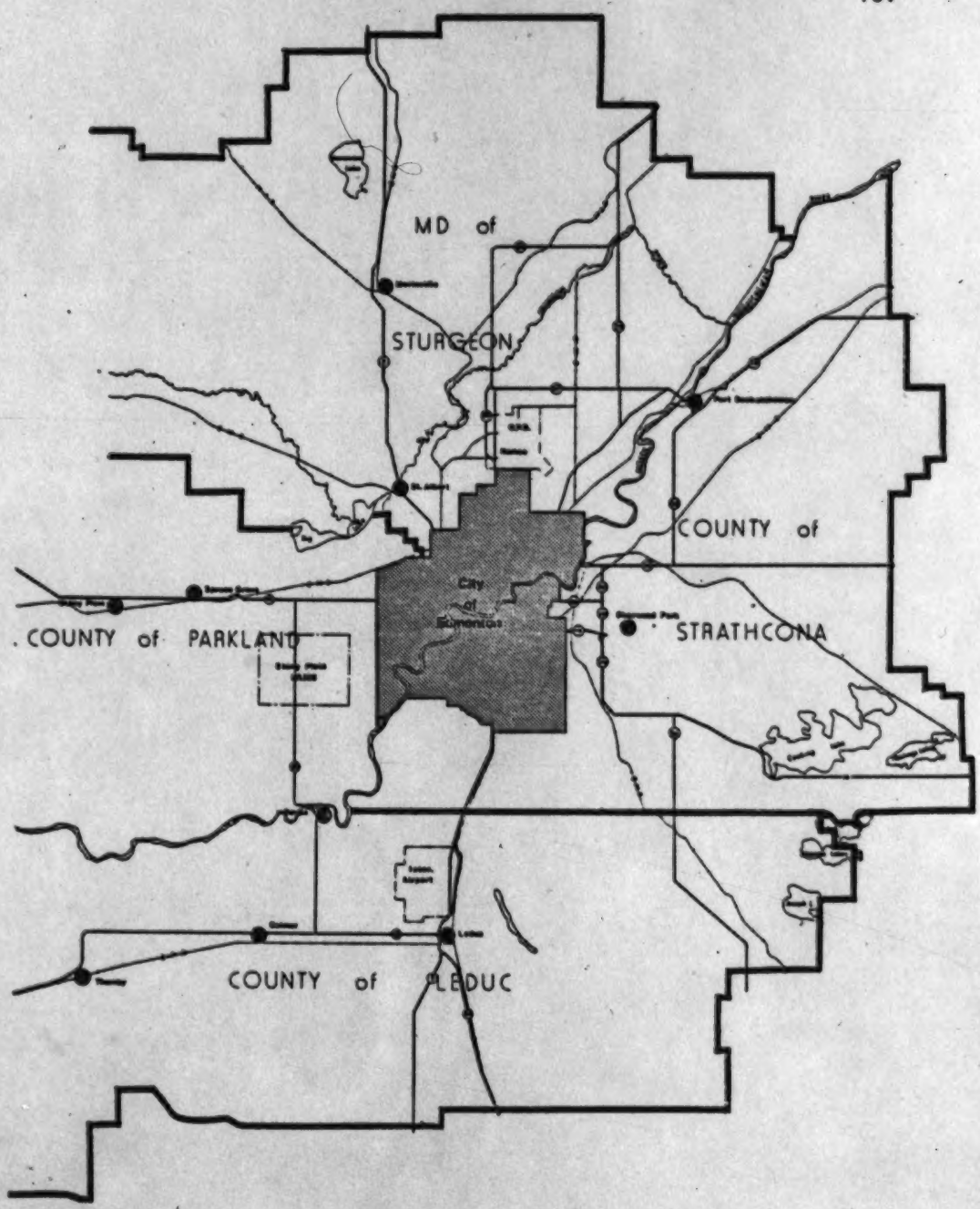
(b) These dwellings must be in an area where there is a strong demand for conventional single detached dwellings.

It was decided that the Edmonton metropolitan area of Alberta met both these criteria.

The third objective, dealing with imposition of new legislation was drawn up after the site was selected since such legislation was pending.

It is equally significant that the site of the situation to be studied should be located in Alberta, one of the first Provinces to recognize the existence of mobile homes. The use of mobile homes as a form of housing in resource towns has been a continuing fact in Alberta since the early 1950s. This particular use has, and probably will continue to increase at the same rate for some time since there is virtually no competition in the housing market in these centers.

Besides meeting the original criteria, the Edmonton Metropolitan Area - see Figure 1, page 10 - had a significant history in the use of mobile homes and quite recently has experienced a



MUNICIPAL BOUNDARIES
THE EDMONTON AREA

Scale: 1 inch to 8 miles

FIGURE 1.

sudden surge in growth of mobile home developments. This surge seemed in keeping with the Canadian trends outlined in Table III, Page 7. In addition, Edmonton was experiencing a significant population growth. Among the resultant demand for housing a great deal of pressure was placed on the supply of conventional single detached dwellings.

The City of Edmonton proper, had not experienced any new private mobile home developments since 1958. One new development, an experimental project run by the City in the Mill Woods Area itself was created in 1973. However, the lack of private development as explained informally by the local municipal authorities, was that mobile homes could not compete with conventional single detached dwellings in terms of the returns on investment to real estate speculators. This was considered to be particularly true in situations where serviced residential land was in short supply - a characteristic which is very common in and around Edmonton. As will be pointed out in Chapter II of this Thesis, this concept is supported to a significant degree by the rapid growth of mobile home developments in areas where this type of development does not have to compete directly with more conventional housing. This is brought out by the fact that local urban and rural municipalities have experienced reasonably large increases in mobile home usage in recent years.

Finally, the selection of the Edmonton area related to the fact that housing problems seem to be common to most large urban centers in Canada and that the results of this analysis could in all probability be related to other urban areas which might be viewing

where a housing shortage is occurring. To illustrate the spatial distribution of the various locations within the Study Area, Figure 1 shows the exact locations of the municipal boundaries of the Metropolitan Area. The locations of the existing mobile home developments in the outlying areas can be found on Figure 2. Figure 3 indicates the location of the mobile home developments in the City of Edmonton.

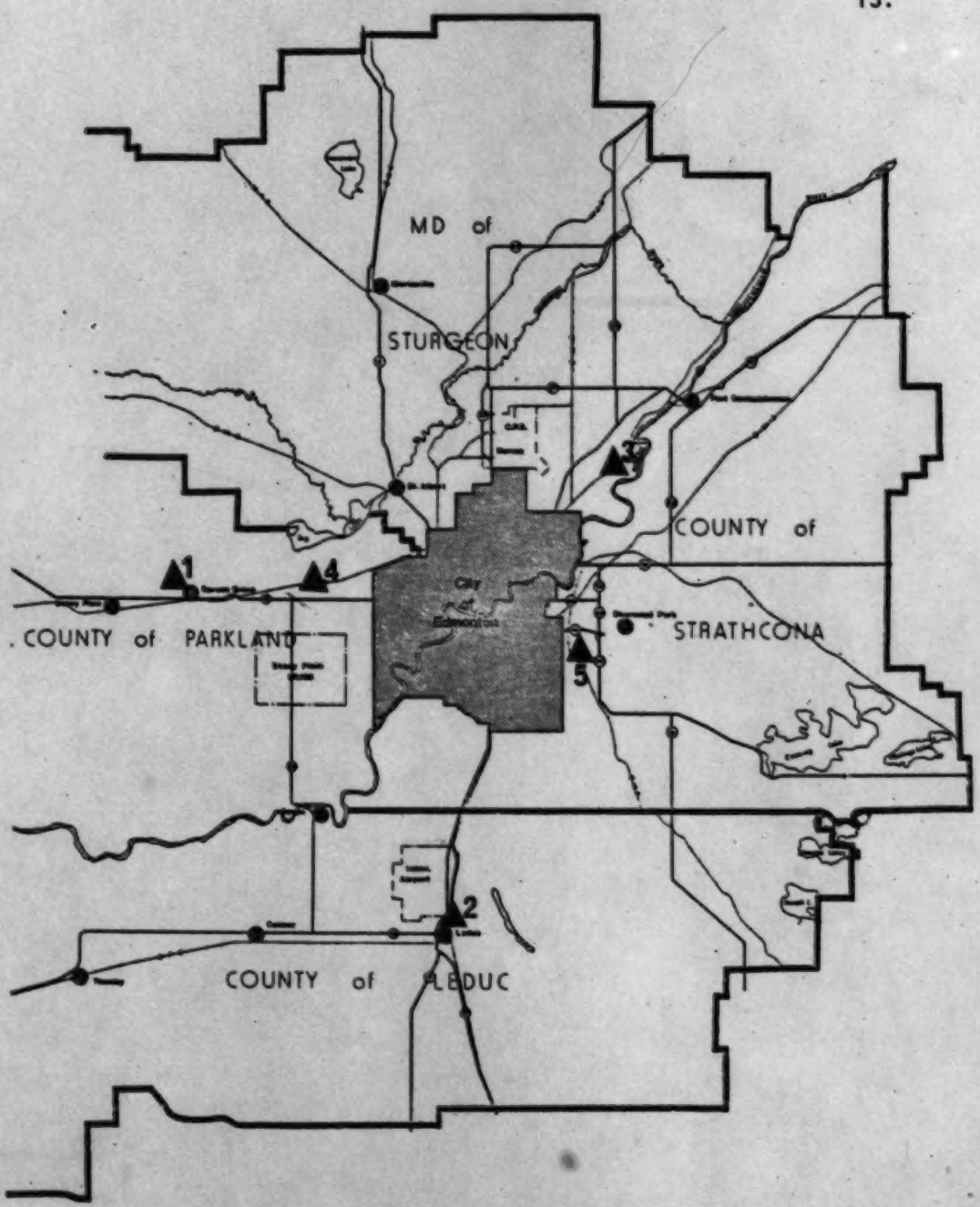
D. Mobile Home Definition

Before proceeding further, it is necessary to insure exactly what is meant by the term 'mobile home.' There are many forms of accommodation some of which are very similar to the mobile home in characteristics and use. Therefore, to prevent confusion, the following is the definition utilized by this Thesis:

> "A Mobile Home is a transportable single family dwelling unit designed to:
>
> (a) provide year round living accommodations;
> (b) be connected to utilities;
> (c) be towed on its own chassis which is comprised of a frame and wheels;
> (d) does not include travel trailers or other recreational vehicles. (Alberta Municipal Affairs, 1973, p.105)

To understand the possible confusion that might result from not defining what is meant by the term 'mobile home,' in this Thesis, the following are examples of the definition of the term from other agencies.

> "Mobile Home means an accommodation trailer that requires a Special Permit for movement on the public highway. (Canadian Standard Association, 1968)

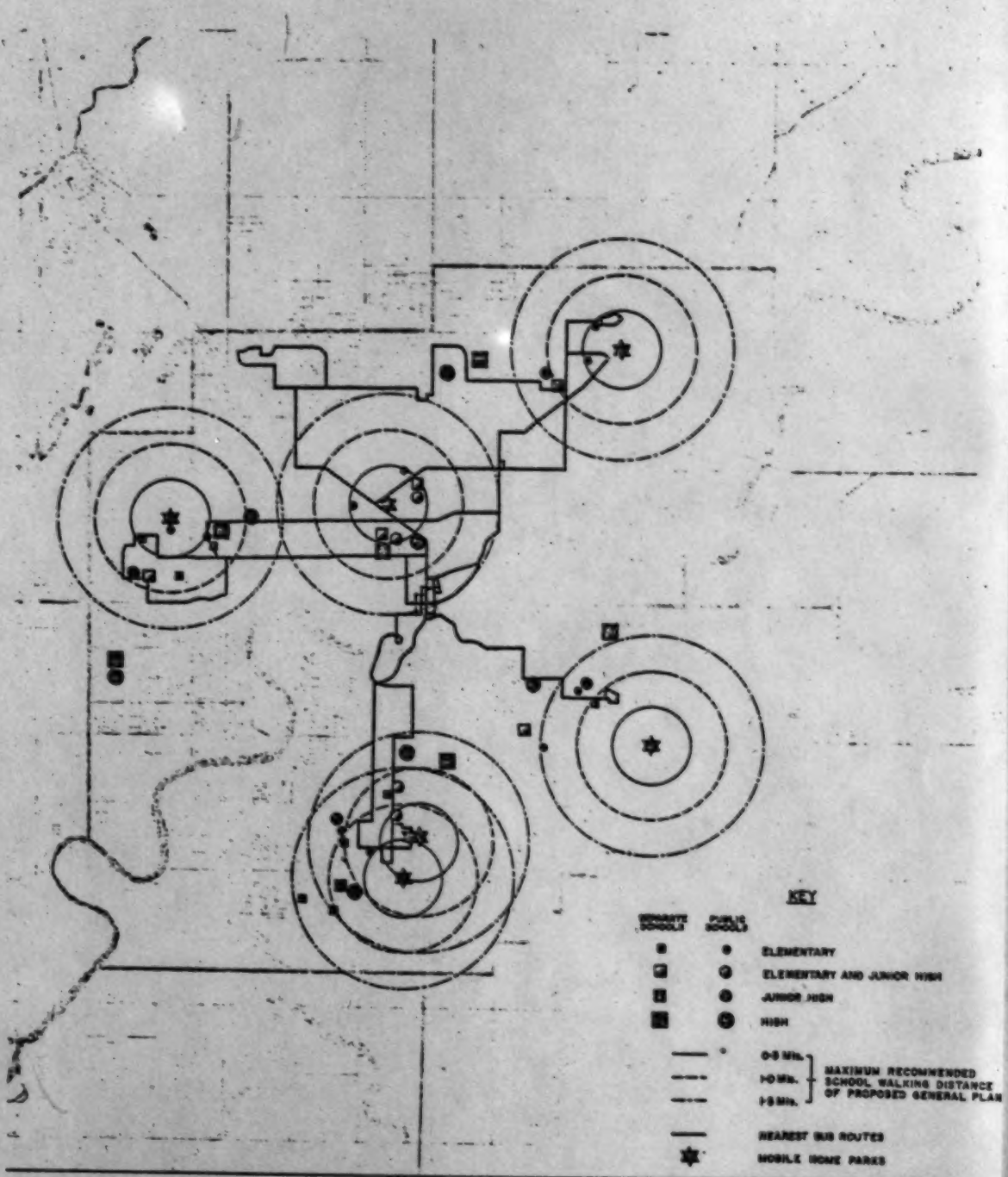


LOCATION
MAJOR MOBILE HOME PARKS

1. Mobile City Estates - Spruce Grove
2. Willow Park Estates - Leduc
3. Evergreen Mobile Home Community - M.D. Sturgeon
4. Westview Village Mobile Home Community - Cty. Parkland
5. Maple Ridge Developments - Cty. Strathcona

Scale: 1 inch to 8 miles

FIGURE 2.



MOBILE HOME PARKS AND SELECTED SERVICES

Research Report Number 7
Drawing 5
City of Edmonton Planning Department
April 1968

Source: Edmonton Planning Department, Mobile Homes in an Urban Environment, 1968, p. 28.

FIGURE 3.

> A "Mobile Home -- a detached single family dwelling unit -- designed for long term occupancy -- occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy." (City of Edmonton, 1968)

> A "Mobile Home is a portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed without a permanent foundation for year-round living. A unit may contain parts that may be folded, collapsed or telescoped when being towed and expanded later to provide additional cubic capacity as well as two or more separately towable components designed to be joined into one integral unit capable of being again separated into the components for repeated towing. Mobile units can be designed to be used for residential, commercial, educational or industrial puposes - excluding, however, travel trailers, motor homes, pickup coaches and camping trailers." (Mobile Home Manufacturers Association, 1965)

There are specific reasons for selecting the definition used in this research. The mobile home, in the context of this study, is a permanent residential dwelling and therefore should not be confused with travel trailers, commercial or educational structures. The mobile home differs from other forms of factory produced housing, in particular prefabricated housing, in that it leaves the factory as a completely assembled unit. The need for differentation between mobile homes and other types of dwellings results from the unconventional shape of the majority of mobile homes and the design of special legislation to specifically accommodate them in the housing market.

E. Research Design

As a first step towards achieving the objectives of this Thesis, it is necessary to fully explore the background of the mobile home in general and in turn, its use in the Edmonton area.

In order to fully understand the use of this housing form, it is necessary to elaborate on certain historical aspects of the evolution of the mobile home as a dwelling unit. In Chapter II, an attempt will be made to provide a history of the mobile home as well as a general explanation of the role of this type of dwelling vis-a-vis other types of dwellings. These facts will assist in understanding the public reaction to mobile homes which in turn will help to explain the demand, or in some cases lack of it, in certain areas. Efforts will also be made to provide insight into local Government reaction to mobile homes. This will be based upon the responses to a Questionnaire distributed by the Provincial Planning Branch of the Department of Municipal Affairs in 1971. This Questionnaire, called the 'Municipal Questionnaire,' was distributed to all Municipalities in the Province of Alberta. A one hundred percent response was received to the Questionnaire. From the Questionnaire, the distribution in numbers and types of development of mobile homes in each municipality was determined. It also requested a summary of local regulations, as well as a general statement as to local Government policy, regarding mobile homes and their future in each municipality. A copy of this Questionnaire is included in Appendix A. Data derived from publications dealing with mobile homes in the Edmonton area will be utilized in an attempt to

gain a better evaluation of the acceptance of this form of housing. In addition, in an attempt to provide facts to clarify some of the popular ideas concerning mobile homes, a discussion of construction differences between mobile homes and conventional single detached dwellings will be included.

Continuing on in Chapter II and, having established a general understanding of the mobile home situation, it is essential that the specifics of mobile home locations be established. This will allow for the application of previously discussed policies and theories to actual real life situations. This discussion will essentially begin at the Alberta level and thereafter deal specifically with the locations and characteristics of mobile home locations in the Edmonton area. It is anticipated that Chapter II will provide the basis for conclusions to be reached regarding the first objective of this thesis, that being to "explain why the mobile home has achieved such popularity in recent years". In addition, this Chapter should provide input to the second objective dealing with the question of a continuance of this popularity, particularly in the Edmonton area.

Chapter III provides a perspective of the persons most directly involved with the mobile home situation - the mobile home occupants. As indicated in Chapter II, general feelings towards mobile homes and quite often their occupants were generally negative. By this is meant, the mobile home occupant was often made to feel like a 'second class' citizen. It was felt that examination of the characteristics of these people

would lend insight into the validity of statements of some mobile home detractors vis-a-vis the value of this particular group of people to the municipality in which they lived. (Edmonton Journal, 1971, p.32) In addition, it was hoped that the reasons for occupying this form of housing could be determined to ascertain the likelihood of the further expansion of the use of mobile homes (objective number two). As no data were available on the mobile home population specifically, it was decided that a questionnaire would be distributed to mobile home occupants. This was also done in conjunction with the Government of Alberta, Department of Municipal Affairs in 1971. The distribution of this questionnaire was based upon the results of the Municipal Questionnaire mentioned earlier. Because of the interest of this research in the future use of mobile homes, it was decided to limit distribution to concentrations of ten or more mobile homes. This decision was based upon the fact that the use of mobile homes in isolated locations occurs primarily in rural areas. Having done so on a relatively constant basis in the past, it was felt that this use of mobile homes would continue and thereby not affect any underlying trends in the widerspread use of this type of dwelling. A blank copy of the Mobile Home Occupant questionnaire is included in Appendix B, Page128. Table IV, Page 19, documents the results of the questionnaire on a functional basis. The groupings presented are an attempt to isolate the possible different user groups in the Province.

TABLE IV*

RESULTS OF MOBILE HOME OCCUPANT QUESTIONNAIRE

FUNCTIONAL GROUPS	NO. OF MOBILE HOMES	NO. OF RESPONSES	% RESPONSE/ TOTAL POPULATION	NO. OF REFUSALS
Edmonton	662	440	66.47	28 (4.23)
Calgary	987	538	54.51	60 (6.08)
Other Cities	580	305	52.59	20 (3.45)
Dormitory Towns**	371	256	69.00	7 (1.89)
Resource Towns***	1972	1293	65.57	35 (1.77)
Other Centres	1252	664	53.04	37 (2.96)
TOTAL	5824	3496	60.03	187 (3.21)

* Alberta Municipal Affairs, Mobile Homes in Alberta, 1973, Edmonton, p. 134.

** Dormitory Town - This is defined for the purpose of this thesis as an urban municipality, in relatively close proximity (15 miles or less) to the Cities of Edmonton or Calgary, in which the majority of the citizens actually work in the two large cities.

*** Resource Town - For the purpose of this thesis, a resource town is an urban municipality which has developed primarily to house the labour force required in the harvest of non-renewable natural resources.

Chapter IV documents all levels of government involvement in mobile home usage and mobile home development. Specifically, a discussion of existing and proposed mobile home park site regulations at the Provincial level is included, as is an explanation of the licensing and taxing structures as applied to mobile homes. The latter is extremely significant from a municipal government point of view since this is their prime source of revenue from this type of dwelling. A summary of regulations relating to mobile homes as applied by the City of Edmonton will be included. The municipalities outside of Edmonton are members of the Edmonton Regional Planning Commission and through this organization they have developed policies towards mobile home park site development which will also be discussed as will all other specific regulations established by municipalities in the Study Area.

Having established a detailed understanding of the mobile home situation in the Study Area, it seemed appropriate to deal in some detail with the mobile home developments. The reasoning in this instance being to establish, where possible, the reasons behind their development so as to determine if this trend is likely to continue (objective number two). This is presented in Chapter V along with a detailed inventory of these new developments and where possible, some insight into the background of the companies that are developing them.

Based upon the information contained in Chapter V, Chapter VI will be devoted to attempting to measure the effects of the proposed provincial site legislation on the current

development patterns for mobile homes within the Study Area. This will apply particularly to the potential reaction of developers and the corresponding effects on future mobile home occupants. In meetings* arranged by the Alberta Housing Corporation concerning the proposed mobile home park site regulations, a number of developers expressed the opinion that these regulations may be too stringent and therefore may possibly be increasing the price and thereby decreasing the market for this type of housing.

Chapter VII shall serve as a summary of the research of the thesis. Specifically, it will deal with the three Objectives of this research and the success of it relative to the analysis carried out in earlier Chapters.

F. Existing Literature

Documentation concerning mobile homes in Canada has concentrated on existing mobile home developments and their respective problems. Although many publications indicate that mobile homes are becoming more acceptable, they generally do not discuss why this is happening. Therefore, it is necessary to review publications which were written about mobile homes in the United States to gain insight into why mobile homes are used and why they are becoming increasingly more attractive as residences.

A number of basic publications with a variety of aspects of mobile home living and mobile home developments are published by the Mobile Home Manufacturers Association of America. The types of topics covered involve mobile home financing, quality of

* Public Participation meetings arranged by Alberta Housing with developers, municipal officials, and mobile home occupants.

construction of mobile homes, basic regulations for mobile home developments, and future use of mobile homes. (Mobile Home Manufacturers' Association, 1971)

Another reference which deals primarily with the increasing use of mobile homes in United States was written by Margaret J. Drury and is titled Mobile Homes, The Unrecognized Revolution in American Housing. In her discussion of why the demand for mobile homes is increasing, she relates it to the shortage of housing caused by the changing ideals of a different generation. She states,

> "Because of the shift in life ideals, there has been conflict between the generations. Each generation has become more independent of the other. The number of expanded families living in a single unit has decreased. The demand for the smaller living unit has accelerated, thus two-and-three-generation households have become less common. The apartment or apartment like unit is in greatest demand." (Drury, 1972, p. 80)

Halbach and McVey provide comments in greater detail on the Canadian housing situation in their publication The Demographic Basis of Canadian Society (Kalbach & McVey, 1971, pp. 303-331). This related directly to the conclusions of Laurence Smith (Smith, 1971, p. 13) in his statements relating to housing demand in the Canadian market. Drury also points out that the two generations that utilize the mobile home most are young couples just starting a married life and people who have retired or are about to retire. "Young couples are attracted to the mobile home because they want to quickly obtain a relatively high standard of living." (Drury, 1972, p. 81) The mobile home offers all the luxuries their parents had in one package, and at a price they can afford. In addition the mobile home offers privacy and open space which is much more appealing than one of the other alternatives available

to young couples - the apartment. Older people are attracted to mobile home living because of its ease of maintenance and efficiency and more recently, because of the social environment found in mobile home parks.

These older people, generally over the age of fifty-five, sell their homes and tend to congregate in retirement locations, most often locations where the climate is much milder, examples being Florida, Texas and Southern California in the United States. Many Canadians are also moving in this same direction, that is they are moving to the above locations in the United States or else to mild climates such as that of Vancouver and Victoria in British Columbia. An example of the affect of such a decision - moving into a mobile home - was described in a report by the Center for Auto Safety.

> "Another contented mobile home resident is a fifty-nine-year-old lawyer who retired from private practice in a small Kansas town and now works for a federal agency in Washington, D.C. He sold his twelve-room Kansas home and moved into a two-bedroom mobile home in a Maryland suburb. With only one of his three daughters living at home, he saw no reason to invest his money in a large conventional house. 'There's only one thing you do in a house and that's live in it,' he said. The attorney is unconcerned about the mobile home's high rate of depreciation (estimated at 50 percent in five years) or the high cost of mobile home loans (12 to 14 percent). 'It's foolish to isolate $25,000 to $100,000 of your income which is non-productive when you can duplicate most of your living comforts for $8,000. The money I saved by buying a mobile home is out earning something instead of paying for a big house I can walk by and look at every night,' he remarked." (Center for Auto Safety, 1975, p. 21)

Fredrick H. Bair, through a number of publications

(F.H. Bair, 1965), has provided a comprehensive description of the evolution of the mobile home and the evolution of the mobile home development in the United States. This description of the development of the mobile home park from the early days of travel trailer courts to the present large retirement park developments provides a comparative measure of where Alberta stands in terms of this form of development. However, Bair presents most of his documentation for the American Mobile Home Manufacturers Association which may be presenting only one side of the situation. Therefore, a previously cited reference entitled Mobile Homes, The Low Cost Housing Hoax was reviewed. The following is an excellent summary of what this publication tried to achieve.

> "With the average new conventional home selling for approximately $35,000 and with the moratorium on federally subsidized housing programs imposed by the present administration, there is little doubt that the mobile home is fast becoming the sole source of low-cost housing in America. The growth of the mobile home industry and its increasing sales and profitability indicate it is answering the low-cost housing need, at least to some degree. But whether the mobile home industry's answer is a solution or merely an unsatisfactory and costly stopgap is the question this book seeks to resolve." (Center for Auto Safety, 1975, p. 13)

In summary, this publication acknowledges that mobile homes do in fact fill a need, however, they have certain deficiencies which need pointing out. This is done in Chapter II of this thesis.

Utilizing the basic insight into the concepts of the use of the mobile home provided by these publications it was

possible to evaluate certain Canadian publications to gain a knowledge of the use of mobile homes in Canada and particularly in Alberta. One of the most comprehensive reviews of mobile homes is a publication entitled Mobile Homes in Alberta. (Alberta Municipal Affairs, 1973) Through a series of questionnaires and inventories, the Department of Municipal Affairs was able to determine where mobile homes were in the Province, why they were there and to a certain extent why the occupants were in them. However, this study was directed at the environmental quality of mobile home developments and therefore does not provide as thorough a discussion of why mobile homes are being used as is required by this thesis. The original questionnaire distributed to mobile home occupants by the Department of Municipal Affairs was designed to provide data for this thesis, particularly in the areas of demographic characteristics, in addition to providing information for the Government's report. A report that was prepared by the Mobile Home Owners Association - Calgary Branch (Calgary Mobile Home Owners Association, 1972) also provides some insight into the reasons why the present occupants of mobile homes in that city use this form of residence.

In reviewing housing publications concerning the Edmonton Metropolitan area, there have only been three publications which deal with mobile homes specifically. Mobile Homes in Alberta (Alberta Municipal Affairs, 1973) does provide recent statistics on mobile homes in the Edmonton area. A publication by the City of Edmonton Planning Department entitled Mobile Homes

in the Urban Environment (Edmonton Planning Department, 1968) outlines a history of mobile home development and an inventory of the status of present mobile home developments. This report indicates that mobile homes are of very poor quality in the city and provides an example of why existing provincial regulations are inadequate. The report prepared by the Edmonton Regional Planning Commission in 1968, Mobile Home Court Study, indicates there was more concern for mobile home developments in the areas immediately adjacent to the City of Edmonton than there was in the city itself. This was expressed specifically by a set of recommendations for policy which would result in new mobile home developments being required to provide a residential environment, something that was clearly lacking in the City of Edmonton, at least in 1968.

The reports dealing with the Study Area acknowledge the general poor quality of the mobile home environments in their areas of responsibility. They suggest that more positive action should be taken to accommodate this type of dwelling, if it is to be accommodated at all! This is significant since both of the Edmonton area reports seem to assume that mobile homes are not particularly desirable, but that they will probably still exist. Therefore attempts must be made to upgrade site standards. It would appear that it is this poor attitude more than anything else which has caused many of the hardships associated with mobile living.

CHAPTER II. THE MOBILE HOME - THE EXISTING SITUATION

A. The Mobile Home As a Housing Alternative

1. Historical Development

The modern mobile home has developed from the travel trailer that was constructed in the United States in the 1930's and 1940's.

Canadians were slow to recognize this type of dwelling and therefore were spared many of the trials and tribulations of the early models. The original trailers had no provisions for being self-contained units. Built in the Mid-West United States, these units were described as follows: "Their sidewalls and floors were put up with two-by-two inch studs; exterior siding was canvas, vinyl or masonite. Leatherette roofs were glued into place, sometimes with Karo syrup and plumbing was unadorned garden hose." (Center for Auto Safety, 1975) Those trailers did have at least two significant features that were extremely important to the development of the mobile home (a) they were produced on crude production lines, and (b) they provided a mobility factor that was not available in other forms of permanent accommodation. As the travel trailers became larger in size, manufacturers began to install kitchens and washrooms; they separated common living areas from sleeping quarters. It was at this point that the first mobile home, as we know it, came into existence.

The Americans began to utilize the mobile home to a far greater extent after World War II, specifically as aluminum and steel became readily available. The year 1954 marked a significant

turning point because it was at this time that the new units were widened from eight feet in width to ten feet. The significance of this was that the units could no longer be pulled behind the family car; they required some form of commercial hauler instead. The enlarging of mobile homes was found to have placed severe limitations on the 'mobility' of these units.

The market for mobile homes in the United States was extremely erratic in the 1950's. However in the early 1960's, a shortage of new housing of a conventional nature stimulated a sudden growth in sales resulting in an annual increase in production of 18 percent per annum up to and including 1971 (Center for Auto Safety, 1975). The Canadian market followed a similar growth but it occurred approximately five years later. This rapid growth was virtually uncontrolled since the only legislation involving mobile homes was involved in development restrictions and zoning bylaws. There were no building standards. This situation resulted in a large number of firms entering the market, many of which had no idea how to build a mobile home adequate for permanent occupancy. Steps were taken to remedy this situation (see pages 30 & 73) which has resulted in a far more acceptable dwelling being manufatured.

The extent of the change in the quality of the mobile home is expressed by a recent National Housing Act publication which states: "Today's mobile home is a modern, fully-equipped dwelling containing most, if not all, of the services and facilities found in any single family home." (National Housing Act 5072, 1972) The

fact that until recently, the Federal Government of Canada through its various agencies refused to even acknowledge the mobile home as a residence, undoubtedly restricted the growth of the mobile home market for several years. The past reputation of mobile homes, involving travel trailers, poor quality construction and poor living environment, has been equally detrimental to the market demand for this form of housing (see page 32 and 35). This demand, or rather lack of it, has a number of negative effects on the concept of mobile home living; such as the lack of acceptance of new mobile home developments by municipal governments and the social segregation of mobile home occupants by other members of the community.

2. The Physical Entity

One of the primary reasons for the increase in the use of mobile homes as permanent residences has been an improvement in the quality of construction of these housing units. In the earlier stages of the development of the mobile home - the travel trailer stage - this form of housing was not designed for permanent occupancy. In particular, the fact that the majority of these homes was being built in the United States for a climate less severe than that found in Canada, caused the mobile home to be very poorly accepted north of the 49th parallel. However, through lack of alternatives it was accepted, particularly by those working in the natural resource industries and therefore the Canadian public was exposed to a very poor quality dwelling.

As the market began to enlarge, it became evident that the physical style of the mobile home was not going to change.

Since there were no existing regulations concerning quality of construction of this form of housing, the consumer was forced to make decisions based upon appearance and cost. This situation clearly pointed out the need for establishment of structural quality controls.

The creation of these controls developed from the situation in which the majority of the manufacturers were building a continually improving quality of mobile home so as to gain a larger segment of the total housing market. However, a few manufacturers were in fact reducing the quality of the mobile home they were building. This was not evident to the prospective buyer because these poorer quality homes appeared to be the same as those homes produced to a higher standard by other manufacturers - and, the price was significantly lower. It was this situation that resulted in the Canadian Mobile Home and Travel Trailer Manufacturers Association approaching the Canadian Standards Association with the request for the establishment of a recognized construction standard for the mobile home industry.

The Canadian Standards Association (C.S.A.) published a preliminary standard for Mobile Home construction, the Z240 series, in April of 1970 (Canadian Standards Association, April 1970). These standards encompass regulations concerning minimum standards for electrical installation, plumbing equipment installation, gas and oil installation, as well as vehicular reliability. The industry recognized the need for a minimum standard to "ensure durability, safety and sound construction of mobile homes"

(Canadian Mobile Home and Travel Trailers Manufacturers Association News Bulletin, 1971, p. 2) Therefore, they indicated that regulations concerning structural quality and heating systems be added to those regulations being considered by the C.S.A. Both of these areas are particularly important since they are designed specifically to accommodate the cold Canadian winters. These preliminary regulations were formally adopted by the industry in 1971 and a number of manufacturing plants applied for C.S.A. certification at this time.

The mobile home is a single family detached dwelling and it has been continually compared to other forms of single family detached dwellings, particularly the conventional on-site constructed home. Several studies have been prepared to compare the Z240 Series with the minimum standards for conventional housing as described under the National Building Code. These are summarized in some detail in the Government of Alberta report, Mobile Homes in Alberta, 1973. The conclusion of this report on the comparison of building standards was as follows: "In summary, the mobile home being built to the quality demanded by the C.S.A. Z240 Standards appears to be providing adequate housing although not quite the quality of the conventional single family home." (Alberta Department of Municipal Affairs, Mobile Homes in Alberta, 1973, p. 71)

This conclusion is partially confirmed by a report Mobile Homes in Ontario - Construction and Costs which stated that:

> "Structural performance and fire safety are rated lower for the mobile home than for the conventionally built house but this lower rating does not suggest that the mobile home is hazardous.
>
> Thermal performance is similar in the mobile home

and the conventional bungalow, but the mobile home can be heated for less due to its smaller volume and surface area.

Acoustics are rated lower in the mobile home, i.e. external airborne and impact noise and internal noise is greater." (Peter Varward Associates, 1973)

In summary, the mobile home, when built to the C.S.A. Z240 standard, appears to provide adequate permanent accommodation. However, in keeping with this thesis topic, it must be remembered that many of the units being utilized in the Edmonton area were definitely built prior to the implementation of this standard.

3. Public Reaction

In a number of earlier statements, it was inferred that the popularity of the mobile home is increasing at a steady rate. However, it must be pointed out that this popularity is probably limited to the households who require this form of dwelling for accommodation. Overall public reaction still appears to be quite negative in this area, a fact which is transmitted through the elected municipal officials in Alberta. Many municipalities are hesitant to allow new mobile home developments because of the public reaction to this form of housing. Whether this image is changing or not is extremely important to achieving the objectives of this thesis.

It is the quality of construction of the units which plays an important role in public reaction to mobile homes. The thought that a production line product, a product that maximizes internal living space, is economical to maintain, is efficiently produced and is still considered a substandard form of housing is

difficult to explain. However, for the most part, this substandard image still exists in the minds of many people. The fact that this image exists is reflected by the relatively high rate of depreciation on mobile homes. Mobile homes have not experienced the normal depreciation associated with other dwellings. In fact, in the past they have tended to depreciate in a manner similar to motor vehicles. In the United States, it is suggested that the mobile home can depreciate at a rate as high as 20 percent after one year. (Minnesota Department of Taxation, 1972, p. 10). An understanding of this situation is essential to the research of this thesis.

Ira S. Lowry, in an article on housing quality in Land Economics, claimed that three elements of quality decline affect the demand price for a dwelling. (I.S. Lowry, 1960). The factors he mentions are style obsolescence, technological obsolescence and physical deterioration. Since mobile homes depreciate in value, it would appear that one or more of these three factors has a negative effect on the demand for mobile homes. That is to say, this depreciation contributes to the poor public image currently associated with mobile homes. Further to this, Lowry stated that "a home does not fall below the standards of social adequacy by reason of style obsolescence." (I.S. Lowry, 1960). If this is accepted, the other two factors must be significant in explaining mobile home depreciation. There is little question that the early models of mobile homes were prone to physical deterioration at a faster rate than conventional housing. Technological obsolesc-

ence was also a negative factor in the earlier stages of mobile home evolution. However, since the late 1960's and in particular since 1971 when the C.S.A. Z240 Mobile Home Construction Standards were established, both of these negative factors have been reduced to the point where they are actually considered positive attributes of the mobile home in many quarters.

However, even with an adequate building standard, the mobile home still does not appear to be filling the demand for low cost housing. Taking this into consideration, it becomes necessary to question Lowry's concept of style obsolescence not being a significant factor in the demand price for a dwelling. After discussing the characteristics of the mobile home with municipal secretaries, mobile home occupants, the general public and mobile home manufacturers, the consensus concerning the lack of acceptance of this particular form of housing centered on the 'style'. The most common comment referred to the mobile home as being 'box-like' and this was considered to be a detrimental characteristic by all who used it. With this in mind, the average mobile home is obsolescent in terms of exterior style when it emerges from the production line. Mobile home manufacturers have tried to overcome this with the development of the telescope model (additions fold out of the unit once they are placed on site) and the double wide unit (two single mobile segments that are bolted together once they are placed on site). This has been moderately successful. Since the majority of new mobile homes are still the conventional single wide units, style must still play a significant role in the acceptance

of this form of housing.

The physical appearance of the mobile home is not the only characteristic that is detrimental to the acceptance of this form of housing. The environment in which the mobile home is placed is equally important. This is particularly evident in the City of Edmonton (the state of mobile home developments in Edmonton is described in Section B. 2. of this Chapter) where there have been no new developments in the last fifteen years. The appearance of the existing parks has deteriorated markedly over the years. New mobile homes are placed on stalls in old mobile home parks. This kind of situation leads to comments such as the one found in the Edmonton Journal, "'Jail,' says mobile home owner Farth Call 'is living in a 14 foot by 60 foot mobile home parked on a 23 foot by 60 foot space'". (Edmonton Journal, 18 June, 1971) The appearance of this sort of overcrowding is a prime reason why new mobile home developments are not readily accepted by citizens of the City (see Table XVII).

The public viewpoint is reflected by their elected representatives. An article in the Weekend Magazine, a supplement to the Edmonton Journal, concerning mobile homes, evaluated politicians attitudes as follows: "The average local politician, at least in Central Canada, equates mobile home parks with decades old trailer grounds. He envisions hoards of transients, crowded around communal plumbing, cooking out and generally creating instant slums." (Edmonton Journal, Weekend Magazine, 18 June, 1971) Based upon the standard of the mobile home park in Edmonton, it is quite possible

that politicians here do have that attitude. This would seem to be the case since a number of proposals for mobile home parks proposed for the City in the late 1960's were refused approval.

Outside of Edmonton, there has been a far more lenient attitude towards mobile home developments (see Section B. 3. of this Chapter for statistics on expansion). However, examination of the situation indicates that public acceptance may not be any more favorable in these areas than in the City itself. The significant factor of the new developments is location. All of these newer developments are located in areas where there is little if any other population. Therefore, the lack of people in the proposed development area means that there is no one available to object to the development. This agreement is supported by the example of a proposed mobile home park in the Sherwood Park area which caused a number of local citizens to present a petition to counsillors of the County of Strathcona objecting to the development - the development was refused. Recently, this same Council approved a mobile home park development only a few miles from Sherwood Park without any significant arguments against such a proposal from the citizens of Sherwood Park.

It is because of this attitude that most town planning agencies recommend that mobile home developments be located in the new development areas, so they can be established before the other residents of that area begin moving in. Public reaction has played a strong role in the past in terms of the acceptance of mobile homes and mobile home developments.

B. Mobile Home Developments

The function of a mobile home is to provide year round accommodation for its occupants. However, when viewing mobile homes in relation to the overall housing market in Alberta, the mobile home would seem to have two secondary functions. These are (a) providing housing in areas where other forms of housing are not readily available (resource towns, small urban centers, farmsites, etc.) and (b) providing a lower cost form of accommodation relative to the cost of other forms of single-family detached housing.

The unique feature of the mobile home - that when it is placed upon a housing site it is immediately available for occupancy - is extremely significant in Alberta where a great deal of resource exploitation occurs which requires a work force to be located near the resource itself. This mobility has led to a unique form of development for mobile homes - the mobile home park. A derivative of the travel trailer court, the mobile home park is the only form of development which rents individual sites for permanent accommodation. It has been this type of development that has housed the majority of mobile homes in Alberta since this form of housing first came into being in the Province.

The second form of development is the mobile home subdivision. In this instance, the mobile home and the lot on which it is placed are owned by the same person or persons in the same manner as conventional single-family detached housing subdivisions. This form of development has only recently begun to

be utilized for mobile homes in Alberta.

In addition to the two forms of development that were designed specifically for and limited to mobile homes, a number of these housing units are located on ordinary development sites such as country residences, recreational cottage sites, farmsites (usually as second residence for farm workers) and even in conventional housing subdivisions in smaller urban centers. It is significant that the majority of these sites are located in rural areas where there are no concentrated developments for mobile homes.

In the Study Area, individual mobile homes are extremely limited in number, therefore the analysis still deal almost exclusively with mobile home parks and subdivisions.

1. Alberta

Unlike other forms of residence, there are no formal means by which the number and location of mobile homes in Alberta can be determined. The Provincial Planning Branch of the Department of Municipal Affairs, in their survey of municipalities where mobile homes are used, determined that there were 9,560 mobile homes in Alberta. (Alberta Municipal Affairs, July 1973, p. 12) This count was based upon the number of units that were being licensed or taxed by municipalities at this point in time and was a relatively accurate inventory of mobile homes located in urban municipalities or in high concentrations in rural municipalities. However, because of the low revenue that could

be derived from mobile homes under the licensing legislation at that time,* many municipalities did not bother to license their mobile homes unless they were highly concentrated in a few locations. It was generally felt that the cost of the collection of license fees from mobile homes located in isolated, rural sites was more expensive administratively than the revenue that could be collected. The Provincial Planning Branch, in their study Mobile Homes in Alberta, estimated that as many as 4,500 mobile homes were not classified as such by the various municipalities. This does not seem unrealistic when it is considered that mobile homes had been used in Alberta extensively since 1954 and statistics Canada reported that 5,757 (Statistics Canada, Daily Reports, 1970-71) mobile homes were shipped to dealers in Alberta during the two year period 1970-1971.** These two years

* Under this legislation, a maximum of $120.00 per annum could be derived from an individual mobile home in the form of a license fee. No assessment or taxation was allowed under this legislation.

** It has been a matter of record that mobile home dealers have been able to sell almost all of the units they could obtain from the manufacturers since 1970.

would have accounted for nearly sixty percent of all mobile homes in the province if the licensing and taxation inventory was considered accurate.

This inventory indicated that 75 percent of those mobile homes registered in Alberta were located within urban centres. (Alberta Municipal Affairs, 1973, p. 13) Calgary had the largest number of mobile homes within its boundaries - 1,912 units, while Edmonton was second largest with 505 mobile homes.

Different functions seem to account quite distinctly for the distribution pattern of mobile home usage in Alberta. The first of these functions, that of providing housing where other forms are not readily available, accounts for 61.28 percent (Alberta Municipal Affairs, 1973) of the mobile homes in urban centres. This percentage comprised 33.86 percent which were located in resource towns - primarily because of the speed by which they could be established; and 27.42 percent which were located in communities where financing of conventional housing was not readily available. The remaining 33.72 percent (Alberta Municipal Affairs, 1973) of all mobile homes in urban centres was located in the large urban centres where it appears that the economics of mobile home purchasing made this form of housing available to a group of people who could not, or would not, acquire a more conventional

form of single family housing. This group satisfies the second function of mobile homes in the overall housing market.

Although both of these functions have significance in this thesis research, it is the availability of low cost housing that is most important to the use of mobile homes in the Edmonton area and therefore have most significance towards meeting the objectives of the thesis.

2. The City of Edmonton

The mobile home development situation has been relatively stable in Edmonton for a number of years. The municipal survey of mobile homes completed by the Provincial Planning Branch as part of the research for its report Mobile Homes in Alberta (Alberta Municipal Affairs, 1973) indicated that there were 505 mobile homes located in the City in May of 1971 and that 498 of these were located in six mobile home parks. Correspondence with the City of Edmonton Planning Department indicated that the newest mobile home park in the City was built in 1959 with the second youngest development occurring in 1954. This lack of development is not in keeping with the general trend towards an increased use of mobile homes in the Province. Edmonton has not had a policy of encouraging mobile home development. The effects of not having a policy can been seen in a comparison of mobile home development in recent years. Since references and comparisons are continually being made between

Calgary and Edmonton concerning size and growth, because of the similarity of economic and social conditions in the two cities, the following indicates the difference in acceptance of mobile homes between these two cities. In Calgary, the municipal census for 1968 indicated that there were 655 (City of Calgary, 1968) mobile homes in this city at that time. The response to the Provincial Planning questionnaire indicated that there were 1,036 mobile homes in Calgary in May of 1971. (Alberta Municipal Affairs, 1973, p. 76) This represents an increase of 58.17 percent in approximately three years. Edmonton, on the other hand, reported having 540 mobile homes in the city in 1968 (Edmonton Planning Department, 1968) and 505 mobile homes in May of 1971. (Alberta Municipal Affairs, 1973, p. 76) This is a decrease of 6,48 percent over a similar three year period.

The expression of the difference in mobile home policy between these two centers seems to have been one of legislation. Although Calgary had enacted regulations concerning auto courts which were incorporated into regulations governing mobile homes since the late 1950's, the City passed regulations in 1969 which allowed mobile homes to be located in residential areas and defined specific site regulations to ensure an adequate quality of residential environment was attained - at least for new mobile home developments. Edmonton did not have specific regulations governing mobile home parks; instead they use the Provincial Board of Health regulation which, according to the study, Mobile Homes in Alberta, was drafted to "provide the minimum health standards for a semi-

transient population." (Alberta Municipal Affairs, 1973, p. 22) The City of Edmonton did refer to mobile home parks in their legislation, regulating such developments to C-8 and C-9 Zones. The Land Use Classification Guide, the documentation where this reference is made, defines C-8 as a Highway Commercial District whose purpose is "to provide sufficient land adjacent to major routes entering the City for uses serving the travelling public" (City of Edmonton, 1968) while C-9 is defined as a Major Arterial Commercial District whose purpose is "to provide accommodation and other services necessary for the convenience of people using certain major routes in the City." (City of Edmonton, 1968)

It was this legislation which created the mobile home situation that was surveyed by the City of Edmonton Planning Department in 1968. The following was extracted from the summary of their report:

> "A survey carried out on the City's mobile home parks revealed that the existing situation is far from satisfactory. In general, the parks are usually unattractive and poorly maintained. For example, the lot sizes are often too small for the mobile home, private open space is inadequate, playground areas are too small and poorly equipped (in some cases there are no playgrounds), visitor parking provision is meagre, storage space is lacking, screen fencing is non-existent, roads for the most part are poorly surfaced, mobile home additions and skirtings are badly constructed and maintained, landscaping is atrociously inadequate and the environments of the parks fall short of the standards required for a residential use. In addition, the neighbouring land uses are often incompatible - uses such as a sandblasting plant or a drive-in restaurant and in some cases the parks are most inconventiently located with regards to schools and other community facilities." (Edmonton Planning Department, 1968, p. V)

The existing experience would not encourage developers considering new mobile home developments, as well as City Council members, when they were approached concerning possibilities of approval of new developments. In all fairness to the City of Edmonton, it should be noted that they did pass a bylaw in May of 1973 which allowed for the creation of mobile home sub-divisions. (City of Edmonton, 1973) This new regulation creates a great deal of control on siting standards concerning new developments in an attempt to establish a satisfactory residential environment for this form of housing.

As noted above, the mobile home parks in Edmonton do not provide a residential living condition for their occupants. This is directly related to the City regulations concerning location, but is also related to a hesitancy on the part of city administrators towards taking steps to improve the situation. All of the mobile home parks in Edmonton are located on major arterial roadways. These developments are at least the maximum walking distance away from schools and other services. This is illustrated on Figure 3 page 14 - Mobile Homes and Selected Services. The existing mobile home parks are located in light industrial areas which are a considerable distance from residential areas and therefore do not have easy access to such residential amenities as shopping centers, recreation areas and libraries.

In summary, the poor quality of the existing mobile home developments is such that it has prevented consideration of new developments in more appropriate locations over the past

fifteen years. Recently this attitude may have been partially overcome by good examples of new developments in surrounding municipalities. However, the rapidly rising price of land in recent years may have made the development of mobile home parks not economically feasible in the City of Edmonton for some time in the future. This latter aspect will be discussed in Chapter VI of this thesis.

3. Metropolitan Area Surrounding Edmonton

The use of mobile homes in the Metropolitan area outside of the City of Edmonton proper has experienced a rapid expansion in the past five years. Data concerning the municipalities within this area is provided by a report published by the Edmonton Regional Planning Commission in September of 1968. This report indicated that there were 792 mobile home stalls available in the total Metropolitan area of which 252 were located outside the City boundaries. (Edmonton Regional Planning Commission, 1968) New data, collected during fieldwork for this thesis, indicated that there were 1,638 stalls available in mobile home parks in the Edmonton Metropolitan area, of which 1,052 were located outside the City boundaries.*** Figure 2, Page13 indicates the location and the size of the various new developments in the Metropolitan area.

*** The actual increase in the number of mobile homes in the City of Edmonton is a result of an annexation of one mobile home park from the Municipal District of Sturgeon in 1971. It was not the result of expansion of any existing parks or establishment of new developments.

In the area outside of Edmonton, the change over the five year period described above (1968-1974) represents a 317.46 percent increase. The total expansion is located in the form of five large mobile home park developments. In addition, two new mobile home park developments have been approved by the Edmonton Regional Planning Commission, which could provide an additional 450 stalls in the next two years. It is worth noting that the past record of local mobile home parks has indicated an extremely high occupancy rate (there are currently only 16 stalls available out of an existing total of 850 existing stalls in the new mobile home parks and they are reserved for special tennants such as retired people).

CHAPTER III. DEMOGRAPHIC CHARACTERISTICS OF MOBILE HOME OCCUPANTS

A significant factor in meeting the objectives of this thesis is to analyse the characteristics of the occupants of mobile homes and determine if they are significantly different from the average household group. If mobile home occupants are isolated as a subgroup of the overall population with special housing needs, then government legislation should be designed to accommodate this type of dwelling. Thus the third objective of this thesis - measuring the impact of proposed government legislation on mobile home development - will become extremely significant, especially if this legislation is restrictive.

Mention has been made previously in this study of the idea of mobile home occupants being considered 'second class' citizens. What this means is hard to determine. However based on several general comments*, it reflects a group of people who are generally transient in nature, who are prepared to live in substandard housing, and who are generally not considered assets to the community in which they live. Initial investigation leads to the assumption that public images of both the occupant, and the mobile home itself, are negative and outdated.

It is the intention of this chapter to review the characteristics of mobile home occupants and to compare them with occupants of conventional single detached dwellings to evaluate the differences which may assist in determining if mobile homes will continue to be used as a housing form in the future as they

* Municipal Officials and occupants of mobile homes.

have in the past.

The majority of data were derived from the Mobile Home Occupant questionnaire distributed by the present author in cooperation with the Alberta Department of Municipal Affairs. The Provincial report, Mobile Homes in Alberta, was designed to evaluate mobile home developments and prepare new regulations. To do this, some of the occupant data derived from the results of this questionnaire was utilized.

A. Socio-Economic Characteristics

With a view to meeting the thesis objectives, it becomes necessary to ascertain if the occupants of mobile homes have peculiar or different characteristics from other households and if so, are these characteristics likely to continue to occur thereby creating a continuing demand for mobile homes? As mentioned on page 47 a particular aim to be achieved here is whether or not the majority of mobile home occupants justly deserve the 'second class' citizen image that has been applied to them. This image is based upon a transient reputation, lower income and poor quality housing.

1. Age and Size of Mobile Home Households

In that we are studying single detached housing comparatively, one key factor is the age of the head of the household or in most cases the mortgagee. Table V on page 49 represents a breakdown of these statistics. The data are broken down into those units located in Edmonton, and those in dormitory developments

TABLE V

PERCENTAGE DISTRIBUTION BY AGE GROUPS
OF HEADS OF HOUSEHOLDS
ALBERTA - 1971

	-24	25-34	35-44	45-54	55+	TOTAL
Mobile Home Households Edmonton	17.0	38.8	21.5	12.5	10.2	100%
Mobile Home Households Dormitory Towns	11.1	50.4	18.3	10.3	9.9	100%
Mobile Home Households Alberta	17.7	44.7	19.6	9.5	8.5	100%
All Households Alberta	17.0	21.7	21.9	18.4	29.6	100%

(see page 19 for definitions of these groups). The breakdown representing all mobile homes in Alberta as well as a breakdown of all households in Alberta is presented in a comparative mode to help ascertain possible family structure differences.

The differences between heads of mobile home households and heads of all households in Alberta is significant in that the concentration of owners in the 25 - 34 age group is far greater in mobile homes than the average household. Relative to the Study Area, the mobile home occupants located within the city are generally older than those in the outlying areas. This is reflected in the age of the units as well - the average age of the mobile home in Edmonton was 5.6 years while in the dormitory developments it was 2.8 years. Referring to Chapter II, the mobile home developments located outside the city are newer and in fact, relative to the time of construction, probably a direct result of the current housing shortage. On the other hand, the mobile home developments in the city are all quite old and therefore were in existence prior to the sudden rise in popularity of mobile homes.

Having established that, overall, households in mobile homes in the Study Area are younger than average, another characteristic which is important is size of family. This is especially relevant to municipalities when looking at the provision of services. A comparison of data from the Alberta Municipal Affairs study (Mobile Homes in Alberta, 1973) and 1971 census data indicates mobile home family size - 3.5 persons per household - is slightly larger than that of the average family

size in Alberta - 3.4 persons per household. It would seem that general averages of size of mobile home households show little variation from the norm.

However an analysis of the distribution of the family size between Edmonton and the dormitory developments shows that Edmonton had an average of 3.2 persons per unit while dormitory developments averaged 3.6 persons per unit. The distribution between these two groups varied as well, as illustrated by Table VI, The Percentage Distribution of Mobile Home Households by Size of Household. The newer mobile home developments in the Study Area, have a tendency to have households with more than two persons than either the Edmonton developments or the overall provincial averages. A further examination of the data reveals that the difference between the Edmonton Mobile Home group and the Dormitory Mobile Home group lies in the number of children. In Edmonton, 39.10 percent of the mobile home households had no children whereas only 25.50 percent of the dormitory mobile home households had no children (Alberta Municipal Affairs, 1973, p. 25). Relative to the general Alberta population, 20.26 percent of the population of mobile homes were under five years of age while the Alberta percentage for this same age group was only 9.30 percent (Census of Canada, 1971).

Therefore, size and age distribution of mobile home households are significant as being different from the Alberta average when reviewing the occupants of this type of accommodation. In particular, with the recent mobile home developments

TABLE VI

THE PERCENTAGE DISTRIBUTION OF
MOBILE HOME HOUSEHOLDS BY SIZE OF HOUSEHOLD
ALBERTA - 1971*

	NUMBER OF PERSONS/HOME						
LOCALITY	1	2	3	4	5	6	7+
Edmonton	4.8	33.7	27.6	20.8	10.9	5.7	1.6
Dormitory	.4	24.8	21.0	30.2	14.1	5.7	3.9
Alberta Totals	5.0	24.0	22.8	26.5	12.6	6.1	3.0

* Information taken from Unpublished Data, Mobile Home Occupant Questionnaire

(1971-1976), it might be claimed that a large proportion of young families occupy mobile homes. Therefore, this form of housing appears to be appealing to a specific group of people.

2. Income of Heads of Mobile Home Households

Income earned or rather the level of income has often been used as a measure of status in the community. With the 'second class' citizen's reputation in mind, it was deemed necessary to attempt to evaluate mobile home incomes in comparison with conventional single detached head of household incomes and the overall Alberta average to determine if income was a possible reason for the lack of acceptance of mobile home occupants in a community. Table VII on page 54 provides an illustration of the income levels of the groups described above.

Significant points can be taken from the data in Table VII. In particular, the average head of a mobile home household has a higher income than the average income of the heads of all households in Alberta and that only heads of households in conventional single detached dwellings have a higher average income. It is also worth noting that although mobile home occupants do not have as high a proportion of heads of households earning more than $15,000/annum as the other two groups, they have significantly lower proportion earning below $5,000/annum than these other groups.

In order to relate income to the objectives of the thesis and the corollary that it is the dormitory developments that represent mobile home usage in recent years, it is necessary

TABLE VII

PERCENTAGE DISTRIBUTION OF INCOME FOR HEAD OF HOUSEHOLD FOR SELECTED HOUSEHOLD GROUPS ALBERTA - 1971*

INCOME GROUP	ALBERTA HOUSEHOLDS SINGLE DETACHED HOMES	ALBERTA HOUSEHOLDS MOBILE HOME	ALBERTA ALL HOUSEHOLDS
-5,000	39.19	32.12	40.57
5-7,999	24.05	31.15	26.15
8,000-9,999	13.65	16.73	13.34
10,000-14,999	15.38	15.62	13.65
15,000+	7.73	4.33	6.29
Average Income	7,367	7,116	6,987

* Census of Canada Catalogue 93-711, Vol. II, Part 7, Bulletin 2.1-11

to use the mobile occupant questionnaire results to differentiate between old and new. The data in Table VIII indicates that the distribution of total family income (versus head of household income used in census data*) differs significantly. The dormitory mobile home households have fewer high wage earners ($15,000 +) and also fewer low wage earners (0 - $5,000) than the Edmonton mobile home households. The mobile home owners in the dormitory developments appear to be slightly above Provincial average incomes.

Therefore in summary, mobile home households earn slightly more than the average head of households in Alberta. In addition, the more recent occupants of mobile homes on the average, earn slightly more than those occupants who inhabit the older parks within the Edmonton city limits.

3. Occupation

The section of this thesis that documents the historical development of mobile homes details the fact that mobile homes have traditionally been occupied by persons requiring mobility of residence. This section shall examine if this fact is still significant as it relates to the present occupant of mobile homes.

It was decided to classify the labour force by industrial type rather than occupational type. "It was felt that the type of industry is more relevant in terms of defining job mobility than the type of job itself." (Alberta Municipal Affairs, 1973, p. 36) Table IX provides general provincial data for the labour

* Total family income was not available at the time of writing, therefore the comparison is not as valid as would be desired.

TABLE VIII

DISTRIBUTION OF INCOME OF
MOBILE HOME FAMILY HOUSEHOLDS
EDMONTON METROPOLITAN AREA - 1971

INCOME GROUP ($)	DORMITORY DEVELOPMENTS (% OF TOTAL)	EDMONTON DEVELOPMENTS (% OF TOTAL)
0- 5,000	6.38	14.39
5,000- 7,499	25.10	26.83
7,500- 9,999	32.77	31.22
10,000-14,999	32.77	22.44
15,000+	2.98	5.12

TABLE IX

PERCENTAGE DISTRIBUTION OF
LABOUR FORCE BY INDUSTRY
ALBERTA - 1971

	1971 CENSUS DATA* (% OF LABOUR FORCE)	MOBILE HOME SURVEY 1971 RESULTS (% OF HEAD OF HOUSEHOLD)		
		ALBERTA	EDMONTON	DORMITORY
Agriculture	12.6	1.45	.5	.4
Forestry	.3	1.35	.5	.4
Fishing & Trapping	-	.16	-	-
Mines, Querries & Oil Wells	3.9	26.28	8.9	11.7
Manufacturing	9.1	5.52	7.8	9.3
Construction	7.6	21.79	22.1	26.5
Transportation, Communication & Other Utilities	8.0	14.34	17.4	17.1
Trade	15.1	12.40	14.8	15.6
Finance, Insurance & Real Estate	3.7	.86	.7	2.7
Community Business	24.5	5.26	6.6	6.2
Public Administration & Reference	7.8	10.68	12.1	5.8
Undefined	7.4	-	8.6	4.3

* 1971 Census of Canada, Vol. III, Part 4 (Bulletin 3.4-3)

force distribution by industrial type. In addition, the Table provides the same grouping of information for all kinds of mobile home households in Alberta and for the mobile home groups in Edmonton and the dormitory developments.

Although not directly comparable, the two provincial figures illustrate a very definite difference in distribution of labour force. The high incidence of mobile home heads of households (62.4%) in resource oriented occupations - Mines, Quarries and Oil Wells, Construction and Transportation, Communication and other utilities - relative to the total labour force (19.5%) can partially be explained by the fact non-household heads i.e. working wives, are included in the Alberta total. However it is doubtful that this can be the only reason for the extreme difference. Therefore, a conclusion reached is that mobile home occupants are still oriented towards those industries from which a mobility requirement is inferred for their employees.

However, acknowledging that a good proportion of the mobile homes in Alberta are located in resource towns, it was possible that mobile home occupants located in or about large urban centers may differ. Data provided in Table IX dealing with the Edmonton and dormitory developments shows that these industries - employing workers in fields such as trucking, oil and natural gas extraction and refining, housing and roadway industries are far less significant. A total of 48.4 percent of Edmonton mobile home occupants were engaged in the industries while the dormitory

development were even higher - 55.3 percent.

In summary, mobile homes still appear to be used primarily by people who work in industries which are most likely to require mobility of residence.

4. Place of Work

A significant factor in analysing mobile home usage in the Edmonton area concerns the municipality in which the residents reside and its relationship to the place where the head of the household works. Using the locational groups defined earlier, Table X on page 60 , provides data which most definitely supports the use of the term dormitory development as applied earlier in this thesis. While the provincial mobile home average states that 72 percent of the heads of households worked in the municipality in which they resided, only 20.4 percent of the heads of mobile home households living in the dormitory developments worked in this same municipality. Close examination of the original data shows that the majority of the 78.6 percent of the dormitory occupants who did not work in the municipality in which they reside - primarily the County of Parkland and the Town of Spruce Grove, did in fact work in Edmonton.

This data generates the question of whether the mobile home occupants located in these dormitory developments would have preferred to live in the city itself, should suitable mobile home sites have been available.

TABLE X

PLACE OF WORK IN RELATION TO MUNICIPALITY LIVED IN ALBERTA (HEADS OF HOUSEHOLDS)

	TOTAL MOBILE HOME % POPULATION	EDMONTON	DORMITORY DEVELOPMENTS
Work In Municipality Resided In	72.0	68.8	20.4
Do Not Work In Municipality Resided In	28.0	31.2	79.6
	100%	100%	100%

5. Ownership and Tenure

Mobility and the term mobile are unavoidable when discussing mobile homes as a housing alternative. However the use of these terms have had bad connotations - the term transient continues to appear - which does not enhance the reputation of this form of housing. Therefore, some evaluation of how mobile in practice, these dwellings and the people who occupy them actually have become is required.

Ownership of the dwelling unit is one measure; such ownership by the occupant is considered a positive attitude towards the dwelling as well as implying a degree of permanence that is not associated with the other alternative, renting.

An evaluation of ownership of mobile homes indicates that a higher proportion of mobile home occupants own their own residences than do the total population of Alberta households. Table XI on page 62 shows that the mobile home occupants in the Edmonton area own their mobile homes to an even higher proportion than do the average mobile home population. When this information is considered, it rejects to a great extent, the use of the terms 'mobility' and 'transient' when discussing mobile home occupants. In fact, it would appear that terms such as 'permanent residents' would be more aptly applied.

Before the above is totally accepted, it is worth noting that mobile homes, as they are used in Alberta, are not intended to be used as rental dwellings. Therefore, in most instances the only option available is ownership. However, regardless of

TABLE XI

DISTRIBUTION OF OWNER/RENTER RELATIONSHIP
FOR ALL HOUSEHOLDS
ALBERTA - 1971

	SINGLE DETACHED HOUSING - ALBERTA*	MOBILE HOME - ALBERTA	MOBILE HOME - EDMONTON	MOBILE HOME DORMITORY DEV.
Owned by Head of Household	82.3	90.9	96.7	97.7
Rented by Head of Household	17.7	9.1	3.3	2.3
	100%	100%	100%	100%

* Census of Canada, Vol. II, Part 3-2.3

the reason, ownership for the most part does imply permanency.

Other factors to be considered relate to movement of the housing units themselves and movement of the occupants of this type of housing.

Mobile homes are designed and constructed to allow movement of the units from one location to another. However, many reports dealing with mobile homes indicate that the majority of these dwellings are not being moved after they are placed on the initial site (Bair, 1965, Drury, 1972). The data collected from the Mobile Home Occupant questionnaire shows that 37.3 percent of the mobile homes surveyed had been moved at least once by their present occupants. In addition 12.7 percent of the occupants had changed mobile homes without changing location leaving 50.5 percent living in mobile homes that were located on the site they occupied when they were purchased. Table XII shows the distribution of this information for the Edmonton and dormitory development mobile home groups. It was interesting to note the high incidence of movement of mobile homes by occupants of the dormitory developments. This factor is not in keeping with other data analysis that suggests that mobile homes are merely filling a role of low cost housing in the Edmonton area.

The Alberta Municipal Affairs report compared the movement data listed above with data concerning occupations and incomes of these same mobile home occupants. The conclusions reached are as follows:

"In summary, as stated at the beginning of this

TABLE XII

MOBILITY OF MOBILE HOMES BY URBAN GROUP
ALBERTA - 1971

	EDMONTON	DORMITORY DEVELOPMENTS	TOTAL PROVINCIAL DATA
Mobile Homes that have been moved at least once by their occupants	35.0	40.1	37.8
Mobile Homes that are on the first site that the present occupant placed it	48.9	54.9	50.5
Mobile Homes where the occupant had replaced the mobile home without changing sites	16.2	5.1	12.7
	100%	100%	100%

> section, the mobile home occupant is often considered a 'transient' or second class citizen by other members of the community in which he or she lives. This is partially based on the idea that they work in an industry that requires mobility from its employees which prevent them from settling down and becoming an integral part of the community. We have shown within the limits of the sample taken that the type of industry does not necessarily effect the amount of movement of mobile homes. In addition, it was found that no particular income group is more likely to move than another." (Alberta Municipal Affairs, 1973, p. 5)

In summary, mobile home occupants tend to own their own home more often than conventional single detached households or the average household in Alberta. A relatively significant percentage of these homes (37.8 percent) are or have been moved by their owners which leads to the conclusion that the 'mobile' aspect of mobile homes is still significant.

6. Summary

In reviewing the socio-economic characteristics of mobile home occupants and comparing them to general provincial averages and then to occupants of conventional single detached dwellings, several significant differences were established. Mobile home head of households are generally younger and the households are marginally larger. There is also a higher concentration of young children in this type of dwelling than in the average Alberta household. The occupants of mobile home households earn above average incomes and that significantly more of them are employed in mobile type occupations - construction, resource and transportation industries than the Provincial average. Additional information which is significant deals with the

differences between recent mobile home occupants (dormitory developments) and those people who occupied homes prior to the increase in popularity of this type of dwelling (Edmonton developments). The most significant factor here relative to the objectives of this thesis relates to the place of work of the occupants of mobile home in dormitory developments. They commute to Edmonton to work which can indicate a shortage of adequate locations for mobile homes in the city or a shortage of low cost housing in the city. Both of these alternatives encourage the continued use of mobile homes and certainly bring to light questions as to whether the City of Edmonton should be providing adequate sites for these dwellings. Other factors worth noting are a higher concentration of young families in the dormitory developments versus the Edmonton developments and the higher average income experienced by these groups.

An attempt to determine why these people are in mobile homes was made through a number of questions in the Mobile Home Occupant questionnaire (see Appendix B, questions 18, 23). A summary of this data is provided in the following section.

B. Attitudes of Mobile Home Occupants

The Mobile Home Occupant questionnaire contained two specific questions relating to what the occupants thought of mobile homes as a form of housing. The first question "What is the major reason why you chose to live in a mobile home?" (see Appendix B, question #18) was open ended and the results were grouped into five specific categories and one miscellaneous

category. Table XIII displays the percentage distribution of these reasons in the urban grouping that was utilized in the Alberta Municipal Affairs report.

The key factor taken from this data is the importance of the 'Economics of Purchase" to the mobile home occupants in the two large cities - Edmonton and Calgary and to a lesser degree the dormitory developments near them. From the comments made relating to this particular response, it could just as easily been called 'ease of purchase'. There are two basic reasons why these units can be more easily acquired than conventional single detached dwellings. The first is the relatively low cost of mobile homes versus other dwelling types and the second, "the less stringent landing practices concerning mobile home purchase." (Alberta Municipal Affairs, 1973, p. 51) The first reason needs little explanation, the second however is a direct result of the mobile home being considered a chattel rather than a dwelling and therefore being financed as a commercial or personal loan rather than through a mortgage. The personal loans can often be acquired in terms of 10 percent down and the remainder paid back over anywhere from seven to fifteen years. This type of financing is especially appealing to that group of people with above average incomes and little or no down payment. Referring to the socio-economic data presented earlier, this would appear to apply to many of the existing mobile home occupants in the Edmonton area.

It is also worth noting that the occupants of the dormitory developments continued to express the importance of

TABLE XIII

PERCENTAGE DISTRIBUTION OF PRIMARY REASONS FOR LIVING IN MOBILE HOMES BY URBAN GROUP
ALBERTA - 1971

	TOTAL POPULATION	CALGARY	EDMONTON	OTHER CITIES	DORMITORY DEVELOPMENTS	RESOURCE TOWNS	OTHER CENTRES
Economics of Purchase	40.7	55.9	56.0	40.6	45.9	30.7	35.9
Ease & Low Cost of Maintenance	3.1	3.9	5.2	2.7	7.5	2.4	1.6
Mobility	39.2	27.3	33.6	41.8	39.9	37.8	50.3
Independent Way of Living	.5	.8	-	-	-	.6	.7
Only Accommodation Available	10.8	2.9	2.7	9.0	3.6	21.4	7.8
Other	5.7	9.2	2.5	5.9	3.1	7.1	3.7
	100%	100%	100%	100%	100%	100%	100%

mobility which continues to contradict the popular perspective that mobile homes in close proximity to Edmonton are almost exclusively utilized as dormitory developments because of the shortage of low cost housing in the city. It has already been shown that these non-city developments do act as dormitories, however, why they are utilized, seems to be quite evenly split between the ease of purchase and the need for mobility.

The second question in the Occupant questionnaire relating to this topic asked the mobile home occupant "If given the choice, would you prefer to continue living in a mobile home or would a conventional home of similar value suit you better?" (Appendix B, question #23) The occupants were to choose either the mobile home or the conventional home and then give the reasons for this choice. Of those that responded to this question, 68.8 percent indicated a preference for mobile homes while 31.2 percent chose a conventional home. Mobile Homes in Alberta provided a summary of these responses.

> "The distribution of the reasons for this decision are listed below:
>
> Preference for conventional homes (a percentage of all reasons given in answer to this question #23(b):
>
> | | | |
> |---|---|---|
> | (a) | a conventional home has more space | 16.87 |
> | (b) | a conventional home has more privacy | 5.70 |
> | (c) | a conventional home has more yard space | 6.30 |
> | (d) | a conventional home is superior structurally | 3.10 |
> | (e) | prefer the life-style involved in conventional home living | 1.49 |

(f) a conventional home costs less to purchase and maintain than a mobile home 1.11

Preference for mobile homes:

(a) the potential for mobility built into the home 22.16

(b) a mobile home costs less to buy and maintain than a conventional home; also, it is impossible to find a conventional home of equal quality for the same price 32.29

(c) nature of work demands this type of housing unit 2.37

(d) prefer the lifestyle involved in mobile home living to that of living in a conventional home." 8.61
(Alberta Municipal Affairs, 1973, p. 56)

The largest number of respondents, 32.29 percent, expressed the opinion that conventional housing of similar value was either non-existent or it would be in such poor condition that it would be uninhabitable. It appears that the remainder of the respondents placed little emphasis on the cost factor.

In summary, the responses to both of these questions taken from the Mobile Home Occupant questionnaire emphasized that the appeal of mobile homes centered on economics of acquisition. However, the occupants of the newer developments in the dormitory locations gave almost equal priority to the need or possible need for residential mobility which can be provided by this type of dwelling.

CHAPTER IV. GOVERNMENT INVOLVEMENT

Legislation and policy relating to mobile home developments, as established by the various levels of government, have a very significant effect on the current and future use of mobile homes. It is intended that this Chapter will document all aspects of government involvement. Heavy concentration will be placed on those regulations or policies which currently have the greatest impact on mobile home use.

The documentation will provide the background required to meet the third objective of this thesis, that being to "evaluate the impact of stringent government controls on what has been up to now a virtually uncontrolled form of housing and residential development". An attempt to measure this impact will be contained in Chapter VI of this thesis.

There are three levels of Government involved in the creation and implementation of legislation and policy concerning mobile homes in the Edmonton region. The Provincial government provides legislation concerning all aspects of the mobile home environment including such areas as assessment and licensing, renters regulations, site development and building quality regulations. At a regional level, all municipalities in the area have agreed to certain basic policies with regards to mobile home development. This is done under the auspices of the Edmonton Regional Planning Commission. The individual municipalities each have regulations which are designed to compliment the provincial

regulations. These local regulations represent local evaluations or interpretations of instances in which they feel the provincial regulations are not specific or stringent enough for their municipality.

Although all of these regulations have a definite role in the analysis of mobile homes and reasons for their use, detailed discussion shall only be made concerning those regulations which appear to have a major impact towards meeting the objectives of the thesis.

A. Provincial Legislation

The Government of Alberta has or is about to have a very complete set of regulations concerning mobile homes and the physical environment in which these housing units are placed. A review, carried out in 1971, of these regulations as compared to regulations or lack of them in other provinces indicates that Alberta has, or soon will have, taken a very positive approach to this form of dwelling.

The rights of the mobile home occupant were virtually non-existent for many years in Alberta, which contributed to the reputation of these people being classified as 'second class' citizens.

However the status of the mobile home occupant was improved with an amendment to the Municipal Election Act in 1968 which indicated that mobile home owners, regardless of whether they occupied a stall in a mobile home park or if they had their home

on their own land, could vote on money bylaws. This is significant in that mobile home owners living in mobile home parks were considered renters under the Landlords and Tenants Act (Alberta, The Landlord and Tenants Act, 1970) and at that time, renters were not allowed to vote on money bylaws. The fact that occupants of mobile home parks are recognized under the Landlords and Tenants Act is also significant. In addition, amendment to the Municipal Government Act, (Alberta Municipal Affairs, Amendment to the Municipal Government Act, 1971, Section 226), which allowed for the assessment of mobile homes on single parcels of land finally gave the occupants of mobile homes recognition as home owners. By becoming a taxpayer, the mobile home owner could now vote in all municipal elections as well as qualify for home owners tax discount. In many provinces, mobile home occupants are given no such status at all.

In terms of building quality, the mobile industry was virtually unregulated until 1971 when the Canadian Standards Association published a series of regulations establishing Minimum Standards for the construction of mobile homes. The Minister of Industry and Tourism for the Province of Alberta issued a regulation in December of 1971 which stated that all new mobile homes to be sold in Alberta, must be at least of a quality equal to that defined by the Canadian Standards Association. (Alberta Regulation 383/71, 1971)

The remaining legislation, the collection of municipal revenues from mobile home occupants through assessment and

licensing, and the control of mobile home developments, are significant factors in the research involved in this thesis. They are discussed in depth in the following Sections of this Chapter.

1. Licensing and Assessment of Mobile Homes

The means by which municipal revenues are calculated and collected from mobile home owners is an important factor to every municipality. The prime consideration of each municipality when approached with a request for the approval of a mobile home development, is how much will it cost to service and how much revenue will it provide to municipal coffers. The mobile home occupant on the other hand, is concerned about how much more his monthly payment for accommodation will be, after the license fees or taxation monies have been applied. In Alberta, the provincial government is responsible for assessment of mobile homes for the purposes of taxation under the terms of The Municipal Taxation Act (1970) and for licensed mobile homes under a schedule defined within the powers granted under Section 226 of The Municipal Government Act. These regulations, when compared to previous regulations and to regulations in other provinces, are by far the most advanced so far as determining the payout of an "equal share" of municipal revenues by the mobile home occupant. Prior to January 1, 1972, Alberta legislation detailed that the licensing of mobile homes was at the discretion of the individual municipality and that a maximum fee of $120 per year could be charged.

Mobile homes were not considered "real" property but rather personal property. Thus mobile homes could not be assessed or taxed in situations where mobile homes were placed on individual lots and had all of the services of conventional homes - the owners of which were generally paying considerably more towards municipal revenues through taxation than mobile home occupants were through licensing. Generally, most municipal governments considered that the $120 per annum maximum license fee was even insufficient for mobile homes located in mobile home parks. An example was the Municipal District of Sturgeon, which had refused to allow new mobile home park developments because it felt the remainder of the tax base would be subsidizing the mobile home occupants. A question continually brought up at Municipal Government meetings with Provincial Government representatives was the lack of parity of revenues per capita derived from mobile homes versus conventional single detached homes. This situation was not unique to Alberta; a study done by the Lower Mainland Regional Planning Board of British Columbia indicated that the average municipal revenue from mobile homes was $14.40 per person while the per capita return from conventional housing was averaged out to $91, (Lower Mainland Regional Planning Board, 1968, p.9-10). A report prepared for the Lakehead Planning Board of Ontario indicated rates such as $81.42 per mobile home versus a rate of $209.65 per conventional home in the Paipoogne Area, and $129.05 per mobile home in the Shuniah Area as compared to a conventional rate of $149.81 in the same area, (Lakewood Planning Board, 1972,

p. 95). In 1971, the Government of Alberta took two positive steps towards correcting this situation in the province.

The first step was to classify mobile homes that could be directly tied to the land, such as those located in residential subdivisions, as 'real' property. This was accomplished by an amendment to The Municipal Taxation Act which added to the definition of accepted improvements to assessable property:

> "a mobile home unit when located on land owned by the owner of the unit, other than a trailer occupied by a bona fide tourist or a trailer occupied by a bona fide farmer while used for farming purposes or a vacation trailer while not occupied for any purpose." (Alberta, Government of, The Municipal Taxation Act, 1972)

This meant that mobile homes located on individual lots could be assessed and a tax could be collected. The Alberta Assessment Manual describes the status given to mobile homes in relation to conventional single family dwellings as being 'fair' to 'fair-to-good' for both modern and older units. This is compared to a rating of 'expensive' for conventional housing of the same age. The Assessment Manual also allows a comparison to be made between the old rates when mobile homes were licensed and the new rates of assessment and taxation. Since mobile home subdivisions had not occurred in the Study Area at the point in 1971 when data was being collected it was necessary to choose arbitrarily the size and quality of a unit to compare. Since most mobile homes placed on individual lots will probably be built to C.S.A. standards, the average size of a unit since these regulations came

into existence was 60 feet by 12 feet. (D. Johnson, 1972) For the sake of comparison, data derived from the Mobile Home Occupant questionnaire indicated the average size of a mobile home in Edmonton was 46 feet by 11 feet and the average size of a mobile home in the dormitory developments was 56 feet by 12 feet. Using these figures for a comparison as well as the old license fee that would have been applied, Table XIV on page 77 shows the different revenues to be derived under this form of taxation for mobile homes. This is assuming all of the mobile homes currently in mobile home parks in the Edmonton area were located in sub-divisions.

The data in Table XIV indicate that the City of Edmonton would obtain a relatively insignificant increase (17.5%) in taxation from mobile home residents if all mobile homes were taxed under the provincial system. The older dormitory developments would experience a far more substantial increase in revenue: 40.2 percent. More significant still is the data concerning new mobile homes. Since the majority of new mobile home parks do not allow older units into their establishments, the fact that an average increase of 76.4 percent of revenue under the new taxation would be experienced if all mobile homes were taxed is important. Obviously, the examples given above are slightly unrealistic in terms of future use of mobile homes. However, they do give a relatively realistic appraisal of mobile homes as they have been used in the past.

The second major step taken by the Government of Alberta

TABLE XIV

ESTIMATED TAXATION REVENUES FROM MOBILE HOMES
IN THE STUDY AREA AS COMPARED TO PRE 1971 LICENSING FEES*

		EDMONTON**	DORMITORY DEVELOPMENTS**	NEW UNITS
(a)	Size	11' x 49' = 539 sq. ft.	12' x 56' = 672 sq. ft.	12 ' x 60' = 720 sq. ft.
(b)	Age	6 yrs. old	4 yrs. old	1 year old
(c)	Total Assessed Value	2,188	2,435	3,166
(d)	Taxation Value	141.00	168.23	211.60
(e)	Maximum License***	120.00	120.00	120.00
	Difference between (e) & (d)	21.00	48.23	91.60

* Land Value is not included.
** Taken from unpublished data from Department of Municipal Affairs Occupant Questionnaire results.
*** The maximum license fee that could be charged prior to Jan. 1, 1972.

towards improving the revenues of municipalities allowing mobile home developments, involved the establishment of a new licensing policy* for mobile homes that could not be attached to the land in terms of assessment. A copy of the Ministerial Order implementing this new schedule is found in Appendix C. The effect of the new schedule on municipal revenue is documented in Table XV using the same average size and ages described in the section concerned with taxation.

Although producing an increase in municipal revenues through the application of this new schedule, the most important factor in this situation is the standardization of the means by which the license fee is calculated. By relating it strictly to assessment procedures, the government has done much to silence complaints from municipalities that mobile home owners are not paying an 'equal share' of municipal costs relative to other home owners.

Under the new regulations, older mobile homes are paying less towards municipal revenues than new models because depreciation is being taken into account. Size and condition of the unit are also being considered in making the assessment or determining

* Licensing of mobile homes access when mobile homes are located on land the mobile home occupant does not own, these units cannot be assessed or taxed because they are not attached to the land. Therefore, in order to gain the necessary revenues required to provide municipal services, a licensing program similar to motor vehicle licensing was developed.

TABLE XV

A COMPARISON OF LICENSE FEES APPLIED TO MOBILE HOMES BASED ON PRE 1972 LEGISLATION AND PRESENT LEGISLATION

	EDMONTON	DORMITORY DEVELOPMENTS	NEW MOBILE HOME DEVELOPMENTS
(a) Size	11' x 49' = 539 sq. ft.	12' x 56' = 672 sq. ft.	12' x 60' = 720 sq. ft.
(b) Age	6 yrs. old	4 yrs. old	1 year old
(c) Basic Value	800.00	800.00	3,180.00
(d) Value of additional sq. ft.	1,832.60	228.49	50.00
(e) Total Valuation	2,632.60	3,084.40	3,230.00
(f) Depreciation Factor	78%	85%	96%
(g) Mill Rate	70 mills	70 mills	70 mills
(h) License Fees	143.80	183.50	217.06
(i) Previous Maximum License Fee	120.00	120.00	120.00
Difference between (i) & (h)	23.80	63.50	97.06

the license fee. This is quite different from the previous legislation when most municipalities considered all mobile homes as being equal and assessed them the maximum rate allowable (120./per mobile home).

In summary, the new structure for collecting revenues from mobile home occupants to pay for municipal services seems to bring these dwellings 'into line' with other dwelling units. This should have the effect of encouraging municipal governments to think positively towards encouraging mobile home developments.

2. Mobile Home Developments

Mobile Homes in Alberta summarized the condition of mobile home developments following an investigation of the situation in 1971, as follows: "The results of this investigation indicated that the conditions within mobile home developments were, on the whole, very poor in terms of residential quality." (Alberta Municipal Affairs, 1973, p. 97) The existing regulations were designed for mobile homes as they existed in 1963. The evolution of these units, particularly in terms of building quality and size, have made the existing regulations obsolete. In order to rectify this situation the report specified specific changes in site regulations which would be required to prevent future mobile home developments from perpetuating this poor quality. The recommendations were presented in two parts, one

dealing with mobile home park developments (see Appendix D), and the other, mobile home subdivision (see Appendix E).

The government proposal concerning subdivisions recommended that smaller minimum lot sizes be allowed for mobile homes because the average floor space in these units was significantly smaller than that experienced by conventional single detached dwellings. This would effectively reduce lot prices which in turn would be in keeping with trying to keep the price of acquisition and placement of a mobile home significantly lower than conventional housing. This action would certainly encourage the continued use of mobile homes.

The proposed regulations concerned with mobile home park developments have a totally different effect. Mobile home parks have traditionally been the only organized type of mobile home development in Alberta. As stated earlier in this section, the existing provincial regulations governing this type of development was designed to handle 'trailers', not permanent residences. This difference allowed high density housing developments to be constructed with virtually no residential qualities. Mobile Homes in Alberta lists the following details on mobile home densities: "Alberta allows sixteen per acre if the park was developed after 1960 and twenty-one units per acre if the park was developed before this date". (Alberta Municipal Affairs, 1973, p. 15) This differs significantly from the conventional single detached dwelling average of four units per acre. In Edmonton, the average density in mobile home parks was 15.20 units per gross acre (Edmonton Housing

Department, 1968, p. 30). These high densities have no room for private or public open space, adequate roads or any other amenities usually associated with single detached dwellings. With this in mind, the proposed regulations attempt to overcome all of these deficiencies. The key factors center on lower densities - a maximum of eight units per acre can be achieved under the new proposals - and provision of adequate public open space.

The question to be considered here is whether the stringent regulations will increase development costs to the point that the mobile home occupants charged for use of the mobile home stalls in new parks will raise the total cost of mobile home living to the point where the type of dwelling will no longer be considered as providing 'low cost' housing.

Simulated applications and comparative studies of the new developments discussed in Chapter V, in an attempt to measure the impact of these regulations, will be included in Chapter VI of this thesis.

B. Regional Legislation and Policy

Although regional government in Alberta does not exist officially, the existence of Regional Planning Commissions as legislated by the Government of Alberta through Section 119 of the Planning Act in 1963, does in fact provide for that segment of local authority concerned with new developments and subdivisions to be handled on a regional basis.

It was through the Edmonton Regional Planning Commissions that a policy concerning the use of mobile homes and development standards was developed for the Study Area. The need for such a policy was established as a result of a preliminary study completed by the Commission staff on the mobile home situation in the region. This study pinpointed two basic concerns:

1. "The unsatisfactory internal environment existing within mobile home courts can be largely attributed to the casual application of inadequate and out-of-date development standards. Excellent layout, design and construction standards for mobile home courts are available and these must be adopted, utilized and enforced in future mobile home court developments.

2. Because of necessary high density development requiring the capacities of urban utility systems and services such as shopping and schools, the mobile home court is a form of urban residential accommodation and heretofor it has not been treated as such. Housing accommodation in any form requires the sustained maintenance of a permanent residential environment." (Edmonton Regional Planning Commission, 1968, p. 27)

As a result of these concerns, the report recommended basic policies for all future development involving mobile homes in the Edmonton region. The Planning Commission, made up of appointed officials from all municipalities within the region, adopted the recommendations which were to act as a guideline to all municipalities within the region which were considering, or being asked to consider, the encouragement of mobile home developments within their boundaries. The policies that were adopted concerning where to place mobile home courts are as follows:

1. "The General Urban Zone on sites where the general

locative criteria can be observed and the residential nature of the development can be assured.

2. The Agricultural - Urban Reserve Zone in special instances, but only on sites which conform with Outline Plans for residential expansion and with amenities which will be available to the near future, thus making it possible to rezone the site to General Urban.

3. The Low Density Agricultural and Smallholding Zones, but immediately adjacent to available urban services and amenities, where special or unique situations make the creation of a permanent residential environment possible."
(Edmonton Regional Planning Commission, 1968, p. 27)

Incorporated with this policy was a set of guidelines concerning specific site development requirements involving lot size, densities, public open space, and roadways for mobile home parks. These are provided in Appendix E.

In personal communication with Mr. R.N. Giffen, the Executive Director of the Edmonton Regional Planning Commission, Mr. Giffen stated that he felt the policies that were proposed by the Commission staff have in fact been followed in the majority of instances since their adoption in November of 1969.

C. Municipal Regulations

Each municipality within the Edmonton area is enpowered (Government of Alberta Planning Act, 1968), to establish regulations concerning mobile home usage within their boundaries to the extent that they do not contradict existing Provincial Regulations. Although presented with this option, most municipalities have not taken the opportunity, instead they have generally accepted the

guidelines specified by the Edmonton Regional Planning Commission. Usually it is only those municipalities who are being pressured, either by potential mobile home occupants or mobile home dealers, to allow mobile home developments, that have their own legislation. The prime example of this is the City of Edmonton. Strictly because of its large population, pressures for expanding the housing stock in any manner possible brought about local mobile home legislation. Edmonton will be dealt with as a unique entity in the Study Area because it is the only municipality in Alberta to have legislation dealing with all possible mobile home developments. Other municipalities have enacted legislation of a lesser nature than Edmonton and these shall be summarized jointly in one section of this chapter.

1. Edmonton

In 1968, a report prepared by the Planning Department of the City of Edmonton stated:

> "It is unfortunate that existing legislation has not kept pace with the rapid development of the mobile home. In Alberta, particularly, the legislation appears to be based on outmoded mobile home sizes and in neither Provincial nor local regulations are there adequate guidelines as to the planning and design of mobile home parks." (Edmonton, City of, 1968, p. iv)

In response to these findings, the City Council of Edmonton amended one bylaw concerned with mobile home parks, and created another concerned with mobile home subdivisions. The mobile home park Bylaw, (no. 4003 amended Bylaw no. 2135). and was passed in January of 1973), implemented more stringent

controls on these developments. These regulations are similar in fact, to the proposed Provincial Government Regulations, and are therefore significantly more restrictive than those that previously existed. Since there were no mobile home park developments in the City of Edmonton under the previous regulations, at least since 1959, it is extremely hard to evaluate the impact of the Bylaw amendment since no mobile home park developments have occurred since its implementation.

The mobile home subdivision Bylaw, number 4031, enacted in May of 1973, was one of the first of its kind in Alberta. This Bylaw provided for a zoning classification known as R.M.H. 2, Residential Mobile Home Subdivision District, thereby recognizing the requirement for a residential environment for these dwellings. The City of Edmonton opened a mobile home subdivision in Mill Woods, a government controlled housing neighborhood in the summer of 1973. This was to be treated as an experiment and to date no results or conclusions are available. It is significant to note that no further such developments have been started to the present date.

The key difference between the mobile home subdivision and the conventional single detached subdivision appears to be in allowable densities. The mobile home subdivision allows a maximum of nine units per net acre (approximately six per gross acre) while the conventional single detached subdivision only allows 4.5 units per gross acre. This difference is accounted for by small lot sizes for mobile homes and particularly narrower

lot widths.

2. Other Municipalities

The majority of the municipalities other than Edmonton have little, if any, legislation regarding mobile homes, preferring to use the Regional Planning Commission policies as guidelines for any proposed mobile home developments. There are a few municipalities, such as the towns of Calmar and Thorsby who wish to encourage mobile home use, and therefore have established an RT zone which allows mobile homes to be placed on individual lots. Other municipalities such as Fort Saskatchewan and Leduc have adopted Mobile Home Park bylaws.

Those municipalities which do not appear to want to encourage this type of development, such as the Town of St. Albert, do not have any legislation dealing with mobile home developments. These municipalities also do not have mobile home developments.

CHAPTER V. NEW MOBILE HOME DEVELOPMENT CHARACTERISTICS

This chapter is intended to detail locations, sizes and other characteristics of the large mobile home developments that have occurred in the Edmonton area since 1970. By presenting this information, it is intended that an analysis of these characteristics will assist in determining whether similar developments are likely to occur in the future, particularly to determine if these developments would meet the proposed Provincial Regulations which in turn will help measure the input of these regulations.

In the 1950's, mobile home developments in the Edmonton area were for the most part limited to the City of Edmonton, with small mobile home parks located in neighboring towns such as Leduc and Fort Saskatchewan. Between 1959 and 1970 there were no new developments of any significant size. Although use of mobile homes increased significantly in Alberta in 1968, it was not until 1969 that any new major mobile home developments were proposed. Since 1969, it has been the major mobile home development - that is developments over ten acres in size, that has accommodated the vast majority of mobile homes being located in the Edmonton area. Of the six such developments to occur in the Study Area since 1969, five have been mobile home parks while the sixth was a mobile home subdivision. Because of the difference in the nature of these two developments, data will be provided separately.

A. Mobile Home Parks

In 1970, the development of Mobile City Estates in Spruce Grove marked the advent of the first major new mobile home park in the Edmonton area. This was followed by the approval of a mobile home park in the town of Leduc in 1971. Later in 1971 a rural mobile home park was established in the Municipal District of Sturgeon. A second rural park was created in the County of Parkland in the fall of 1972. The most recent park development was established in the County of Strathcona in 1976.

Being aware of the historical sequence of development of these parks, data concerning characteristics of these developments will be analysed to attempt to identify common characteristics. These characteristics will be compared with proposed Provincial Government site development regulations in an attempt to discover how many would meet the new standards. This will in turn be utilized in Chapter VI when the overall impact of these proposed regulations will be measured. The data will be presented in sequence of development, to allow for the formulation of time-space trends as well as physical characteristics.

1. Location

The first two of the five mobile home parks to be developed in the Edmonton area were located in nearby towns. The first, in the Town of Spruce Grove, was located in an area that had previously been uncommitted in terms of land use and did not have the normal residential amenities such as schools, parks and

public open space, close at hand. The second park, in the Town of Leduc was also initially located in an isolated location. However this situation was different from the mobile home park at Spruce Grove in that a residential neighborhood was built around it. The three remaining parks all have similar characteristics. They are all located in rural areas; at least four miles from a reasonably sized urban settlement of a population over 1,000. They are all virtually self contained. However, school buses are required to take the children of the mobile home park back and forth to schools which are at least two miles away.

The relevant information concerning the above indicates that mobile home parks are located in areas where they do not have to compete with other residential forms. Even in Leduc, where the park was built as part of a planned neighborhood, it was in existence at least twelve months before construction of the remainder of the neighborhood was initiated. All of the recent mobile home developments were located in areas where no other residential developments were located at the time of development. It is also significant that the last three developments are located outside of urban centers. The question of whether rising land costs in urban centers are forcing prospective developers of mobile home parks out into the rural areas is certainly raised. An attempt to provide answers to this question will be made in Chapter VI.

Although mobile home park developments may not be financially competitive with other residential uses in many areas,

the question of their compatibility is also raised. The report Mobile Homes in Alberta commented on the incompatibility of mobile homes as follows: "As a result of the unconventional design of the mobile home, this report recommends that a new residential zone, designed strictly for mobile homes, be established." (Alberta Municipal Affairs, 1973, p. 88) This could also be a contributing factor to the location of new mobile home park developments.

2. Size and Densities

A comparison of the physical characteristics of the mobile home park developments is included in Table XVI. It is noteworthy that based on this evidence, four of the five developments meet the proposed standards of minimum lot size being in excess of 3,600 square feet per lot and the density being less than eight units per acre. The fifth, located in the County of Parkland, is slightly below the recommended lot size figures but significantly above the previous developments in the area.

Therefore, at least one aspect of the proposed Provincial site regulations - the provision of private open space - is being accommodated.

If it is assumed that these developments are financially successful, and applications for expansion of these new developments would suggest they are, then it would appear that a mobile home park must be approximately 60 acres in size to be economic to develop. Of the two developments that are not this size, one - in the M.D. of Sturgeon - is currently expanding by approximately

TABLE XVI

NEW MOBILE HOME PARK SITE CHARACTERISTICS
EDMONTON METROPOLITAN AREA - 1976

MUNICIPALITY IN WHICH THE PARK IS LOCATED	NUMBER OF UNITS	ACREAGE	APPROXIMATE AVERAGE LOT SIZE (sq. ft.)	DENSITY UNITS/GROSS ACRE
Spruce Grove	250	56.81	5000	4.50**
Leduc	153	24.62	4500	6.21
M.D. Sturgeon*	257	37.66	5000	6.80
Cty Parkland	520	63.9	3200	8.13
Cty Strathcona	418	68.34	4800	6.16

* Data only includes PHASE I
** A portion of this land is not as yet developed and figures detailing this portion were not available

twenty acres which will meet the proposed average. The other, located in Leduc is restricted from further expansion by other residential dwelling forms as well as a major highway. Data presented in Table XVII on page 95 shows the comparative sizes of older (pre 1968) developments in the City of Edmonton. The difference, when compared to the characteristics of the new developments presented in Table XVII in terms of number of units and park sizes, is quite significant. In terms of the recommendations of the Provincial Government report, the difference is providing the residential environment for the mobile home occupants - in the new parks - versus not providing such an environment - in the older Edmonton parks.

The densities that are encountered in these developments, again with the exception of the park in the County of Parkland, are all well within eight units per acre as suggested under the proposed regulations. These densities are also a significant improvement over the densities that occur within the older parks, especially in the City of Edmonton. Comparative figures as published by the City of Edmonton Planning Department in 1968 are also shown in Table XVII.

The densities currently existing in the city would not be allowed to occur in future developments if the proposed Provincial regulations were implemented.

3. Rents

Rental costs for mobile home stalls are extremely significant to both the developer and the prospective mobile home

TABLE XVII

DENSITY STANDARDS**
EDMONTON - 1968

NAME	ACREAGE	UNITS	APPROXIMATE GROSS DENSITY	PROVINCIAL REGULATIONS ALLOWABLE GROSS DENSITIES* 19755-1960	1960-1968
Allendale	8.91	129	14	22	16
Belmont	2.83	44	15	22	16
Jasper Place	7.14	124	17	22	16
New Skyline	4.74	100	21	22	16
Roll In	3.09	41	13	22	16
Terrace Heights	6.00	60	10	22	16
Wilsons	2.82	42	14	22	16

* Prior to March 14, 1955, no minimum lot sizes were set.
* Table taken from City of Edmonton Planning Department study entitled Mobile Homes In The Urban Environment. Edmonton 1968, P. 30.

occupant. Data compiled in 1976 concerning rents and locations relative to the Edmonton city center are provided in Table XVIII on page 97 . For comparative purposes, examples of the rents from three parks within the city are also included.

The mobile home parks in the city, with their extremely high densities and lack of amenities can still charge rents close to, but not in excess, of the higher quality of parks located the furthest away from the city center. Of the new parks, proximity to the city center allows for higher rents. The parks in the Counties of Parkland and Sturgeon do not offer significantly better facilities than the other new developments, therefore proximity to the City of Edmonton must be considered a key characteristic.

4. Ownership

Ownership of residential developments is not usually considered significant in terms of current or future use of the type of dwelling involved. However, in the case of mobile homes, ownership becomes significant. The first development, in the town of Spruce Grove, was developed by a mobile home dealer. It would seem that this particular action would be one way to stimulate sales. The latest development, created by Shelco Developments - a company in which seven mobile home manufacturers have control, is in fact developed on land that is leased for a twenty year period. The location of this land - close to an industrial subdivision - would certainly lead to speculation that

TABLE XVIII

DISTANCE FROM CITY CENTER AND STALL RENTAL DATA FOR SELECTED EDMONTON AREA MOBILE HOME PARKS 1976

DEVELOPMENT	DISTANCE FROM CITY CENTER (MILES)	RENT PER MONTH ($)
Jasper Place Trailer Court (Edmonton)	4	90
Allendale Trailer Park (Edmonton)	4	93.50
Spruce Grove	18	77-88
Leduc	22	92.50
M.D. Sturgeon	9.5	77-99
Cty Parkland	9.5	110-160
Cty Strathcona	7	148-162

the mobile home park is merely an interim use which in fact will be terminated at the end of the lease period, thereby earning income for the land owners until the City of Edmonton expands to create pressure for higher profit yielding land uses in the future. Needless to say, the development of this latter mobile home park will stimulate mobile home sales, however the nature of its ownership bears little security for those occupants of these units located there in 1996.

5. Vacancy Rates

After contacting the mobile home parks in the Edmonton area, it became clear that there was a demand for mobile home lots, a demand which could not be met by the current supply. All of the older mobile home parks in the City of Edmonton reported no vacancies and advised that a reasonably long waiting list existed in each of their establishments. With regards to the new developments, most were full and had been full within a short period of time of opening. The parks that were not full were located in the Municipal District of Sturgeon and the County of Strathcona. The Sturgeon park was in the process of expansion and they reported their lots were being occupied almost as fast as they were placed on the market. The park in the County of Strathcona, although only opening in the summer of 1976, was already 80 percent occupied.

Because of lack of public acceptance, mobile home developments are rejected by many municipalities. This situation leads to a high demand for mobile home stalls (lots) in parks,

as they occur in the Edmonton area. Unfortunately, many park operators cannot resist taking advantage of this situation. A study conducted under the auspices of the United Community Services of the Greater Vancouver Area pinpointed a possible result of a high demand - low supply situation concerning mobile homes as follows:

> "The growing popularity of mobile home living, combined with municipal resistance to development of parks, has created a serious shortage of sites in the Lower Mainland with many attendant problems:
>
> - There is a growing trend towards adult parks, an embargo on young families who make up a large percentage of the mobile home population in other parts of Canada and the United States.
>
> - Operators can charge high 'entrance fees' if the unit is not purchased from them.
>
> - In two cases allegations of 'kickbacks' - that is, operators receiving money from dealers to evict a tenant in order to obtain a site - seem well founded.
>
> - There is no incentive for park operators to improve sub-standard parks. Municipalities, to enforce standards, face the unpleasant task of causing the eviction of many senior citizens and families who literally have no place to go."
> (United Community Services of the Greater Vancouver Area, p. ii)

This situation may not occur at present - no particular effort was made to find out if it does or does not in the research for this thesis - however, the Edmonton situation is certainly such that it would encourage this type of action by mobile home park owners.

B. Mobile Home Subdivisions

Subdivisions designed to accommodate mobile homes, as defined by this thesis, are not common in the Edmonton area. The only such subdivision of significant size occurs in the City of Edmonton itself. However, other municipalities have made attempts to accommodate mobile homes in residential subdivisions. Regardless of the technique, mobile homes are being placed on single residential lots - a fact that was not common in the Edmonton area prior to 1970.

1. City of Edmonton

The mobile home subdivision in the City of Edmonton was designed by City planners after attempts to encourage the development of a mobile home park in the area in question - Mill Woods - had failed. The Mill Woods neighborhood is a joint Government of Alberta - City of Edmonton land banking effort which is being developed by the City in an effort to reduce residential land costs. By controlling development, the City was able to encourage attempts at experimental housing. It was decided one of these efforts would involve mobile homes. The form of the final proposal involved an area of approximately 16 acres which was subdivided into 93 lots - all intended exclusively for families wishing to locate mobile homes on them. Developed in 1973, initial response was restrained, however by the spring of 1974 all lots were purchased. Although no official policy has

been stated after the conclusion of this experiment, it is worthy of note that no additional mobile home subdivisions have been approved since this initial effort.

2. Other Municipalities

Although other municipalities may not have created special zones for mobile home subdivisions they have created legislation which will allow the location of mobile homes in residential subdivisions.

The majority of situations are such that they do not legislate for or against this type of dwelling. Zones are created which allow for a variety of housing types, mobile homes and other unconventional dwellings included. Examples of this type of zone occur in the towns of Stony Plain, Redwater, and Morinville. In these instances, the zones do not often accommodate conventional single detached dwellings, therefore showing a prejudice of sorts but still allowing the mobile home owner a piece of land which he or she may purchase. A situation which acknowledges mobile homes as a housing alternative and allows for continued growth of the use of these dwellings.

CHAPTER VI. IMPACT OF PROPOSED LEGISLATION

This Chapter contains a preliminary analysis of the impact of the proposed Government of Alberta regulations concerning development standards for mobile home parks and mobile home subdivisions. These proposed standards were discussed in Chapter IV of this thesis. It is intended that data related to the recent mobile home developments in the Edmonton area, as outlined in Chapter V, will be utilized as examples of the current mobile home situation concerning these types of dwellings.

It is intended to analyse the effect of the proposed regulations on future mobile home developments. This is to be followed by a brief analysis of options of mobile home parks versus mobile home subdivisions as it relates to the generation of municipal revenues and service requirements. Finally, the results of the above will be combined with the cost of the mobile home in an effort to determine the overall effect on the individual mobile home purchaser. This analysis is developed with a view to meeting the objectives of the thesis concerning future use of mobile homes and the impact of proposed government regulations on mobile home developments.

A. Developers and Future Developments

An analysis of the implications of proposed regulations with regard to future mobile home park developments would indicate that the new regulations will have little effect on potential developers. This statement is based upon findings presented in

Chapter V of this thesis which indicates that four of the five new mobile home park developments in the Edmonton area meet the proposed standard.

However, the question as to where future parks might be located should not go unanswered. Land its price and availability, is the key factor in this situation. Some indication as to the type of land, i.e. residential land at a particular value, was presented by the Mill Woods project to the Commissioner of Public Affairs for the City of Edmonton in 1972. In describing the fact that this Mill Woods project, which was described on page 87 of this thesis, offered land to developers specifically for a mobile home park, it was noted that

> "as I had received several inquiries over the months from parties interested in developing such a site I made arrangements to contact each of those who had expressed an interest to determine the kind of conditions under which they would be prepared to develop. One of the aspects of development which had been of continuing concern to me was the land value aspect. It would seem that to develop a mobile home park, a developer is looking at relatively low land values - $6,000 to $7,000 an acre, approximately. In terms of creating the site, this is net land and in terms of value could not be compared with a subdivision of such a site into one family dwelling lots for example."

The correspondence went on to infer that similar land values for a conventional subdivision would be approximately $12,000 per acre, about twice as much.

Since 1972 land costs have risen drastically in the Edmonton area. The only factual data available on land costs relative to single detached residence is provided on a lot basis

by Central Mortgage and Housing Corporation.* This information shows the average lot in Edmonton in 1972 cost $6,913, this rose to $13,118 in 1975. This represents an increase of 89.75 percent in a three year period. Over the same period, rents in one of the new mobile home parks in the area increased by 23.08 percent. Thus the potential revenue has not kept up with costs. Since mobile home parks were not economically feasible in the City of Edmonton in 1972, it can be concluded that they are even less economically feasible today.

In terms of other locations within the Edmonton area, it would appear that restrictions to the expansion of Edmonton has created pressure on nearby urban communities which would in all probability prevent mobile home park development in those centers. Thus, the only alternative for mobile home park development is in rural areas where land values are significantly lower. Even this type of location cannot be guaranteed since servicing in these areas is extremely expensive and must usually be absorbed totally by the developer. This of course, is passed on to the occupants in the form of increased rent. The new mobile home park in the County of Strathcona is an example of this situation, in that it has the highest rental rates in the Edmonton area. The third section of this Chapter will summarize the implications of ever increasing rent on the potential buyer of this type of

* The data provided by C.M.H.C. is based upon financing under the National Housing Act. This involved 37 percent of the new home sales in Edmonton in 1975. Discussion with C.M.H.C. staff indicates that their landing restrictions only permit financing of the lower cost single detached homes. Therefore, if anything, the actual Edmonton averages for conventional homes could be much higher.

dwelling.

B. Municipal Impact

The proposed regulations concerning mobile home developments allows the municipality to choose between mobile home parks and mobile home subdivisions, should they wish to encourage the use of this type of dwelling. The mobile home park, the only type of development previously available, has not been well accepted by a large number of municipalities for a variety of reasons (see p. 35). One reason is lack of public approval of this type of dwelling, which is an aesthetic evaluation which may be overcome with the creation of better quality developments as a result of the proposed mobile home site regulations. A second reason, and one which is quantifiable, concerns the question 'do mobile home developments pay their way?'.

Since mobile home subdivisions are no different in structure from other residential subdivisions, it is felt that they will in fact 'pay their way'. Admittedly they will not yield as high a tax revenue as the majority of new conventional single detached dwellings, however, they will yield higher revenues than many of the older homes in the various municipalities. With this in mind, it was decided to concentrate on the revenues provided by mobile home parks versus conventional subdivisions.

The majority of information concerning comparisons of municipal revenues from mobile home parks and conventional residential subdivisons has been prepared by the City of Calgary. The similarity of economic development situations between Edmonton

and Calgary would seem to make the analysis of the Calgary data appropriate relative to the current Edmonton situation. The importance of Calgary's positive approach is the encouragement of developments similar in site specifications to the new mobile home developments in the Edmonton area.

A presentation prepared by the Assessment Department of the City of Calgary in 1969 provides a direct comparison of revenues from a proposed mobile home park and a neighboring conventional subdivision. A copy of this data is presented in Appendix G.

Acknowledging that inflation has greatly increased values since 1969, this inflationary increase is assumed to be relatively equal in the type of expenditures being evaluated in the example. The results of this comparison indicate that in one example, revenue is $361.63 or 17.75 percent less per acre for a mobile home development than the conventional subdivision. The second example indicates a difference of 242.29 or 11.09 percent. again with the mobile home development being lower.

However, it was mentioned in a copy of correspondence of Mr. R.A. Nunn of Dawson Developments dated March 20, 1970 concerning the Calgary comparison that

> "Although Exhibit A reveals a $240 per acre and $360 per acre excess from the single family subdivision used in the two examples, it must be remembered that the municipality only provides policy protection, fire portection, and garbage collection to the Mobile Park. The park owner, however is responsible for the landscaping, play areas, installation and maintenance of paved roads and sidewalks, street lighting, underground utilities, snow removal and provision

for a service and recreation building."
(R.A. Nunn 1970)

Mr. Nunn makes the point that in 1969, almost 12 percent of the City of Calgary budget was dedicated to the items provided by the mobile home park owner at no cost to the City. An interesting point to note is the license fee calculation was based upon regulations in effect prior to those currently applied as described in Chapter IV of this thesis. To give a relative comparison to today's situation, a substitution was made based upon the application of existing license calculation procedures based on an average size and age. The average age was gained from data derived from the Mobile Home Occupant questionnaire described earlier. This substitution only applied to units built in 1969 or older. The average size of these units was taken from data provided by the City of Calgary Licensing Department effective 1969. The average size was calculated to be 593.32 square feet and the mobile home average age was three years.

Based on these averages, a license fee for this size and age of mobile home would have been $165.00 per annum in 1969. When this figure is substituted into the comparative figures for The Calgary Assessment submission, the increase in revenues in example 1 is such that the difference between the park and the conventional subdivision is reduced from $361.63 to $33.25. In example #2, the change in license revenue was such that the revenue from the mobile home park was $68.65 more per acre than the conventional subdivision, this is in contrast with a difference

of $242.29 in favor of the conventional subdivision in the original calculation.

Considering all of the above, it can be concluded that municipal revenues from mobile home parks based on the current assessment and licensing procedures are close or equal to the revenues derived from an average subdivision of conventional homes.

Therefore, there is no reason why mobile home parks should not be developed in a municipality in situations under normal servicing requirements. To clarify what is meant by normal, the proposed park would not require servicing other than that normally supplied to other residential developments.

C. The Individual Mobile Home Purchaser

The costs of housing are going up continuously in the Edmonton area, as they are throughout Alberta. The cost of the acquisition of a mobile home has increased as well. Table XIX on page109 gives an indication of the rise in costs of mobile homes over the period 1973 to 1975 and compares it to the average cost of a conventional single detached dwelling (land not included). The double wide mobile home, which is closest in comparison to a conventional home increased significantly more. It is noticeable that the single wide mobile home, the original form of this type of dwelling, did not experience as high an increase. Table XX on page110 ,,a comparison of a cost per square foot for the same dwelling units, shows a lesser difference between the double wide mobile and the conventional home. A

TABLE XIX

COSTS PER NEW UNIT BY HOUSING TYPE
IN THE EDMONTON AREA
1973-1975

SIZE OF UNIT	1973 COST($)	1975 COST($)	PERCENTAGE CHANGE
14' x 70' Single Wide Mobile Home	13,500	19,500	+44.44
22' x 48' Double Wide Mobile Home	15,580	25,900	+66.30
Average Conventional* Single Family Dwelling	22,980**	35,392**	+54.01

* Footnote concerning use of C.M.H.C. statistics such as this on page of this thesis still applies.
** Does not include cost of land.

TABLE XX

COST PER SQUARE FOOT BY HOUSING TYPE
EDMONTON - 1973-1975

HOUSING TYPE	COST - 1973 ($/SQ. FT.)	COST - 1975 ($/SQ. FT.)	PERCENTAGE CHANGE
14' x 70'* Single Wide Mobile Home	14.61	21.10	44.44
22' x 48'* Double Wide Mobile Home	16.09	26.76	66.30
Average Conventional Single Detached Dwelling**	18.51	29.37	58.67

* Although mobile homes are listed as being 70 feet or 48 feet in length, the actual floor length is 66 or 44 feet respectively. The extra four feet is the length of the trailer hitch.

** Footnote on page concerning C.M.H.C. statistics such as this still applies. In addition it is worth noting that the average size of the conventional homes was reduced from 1,241 sq. ft. to 1,205 sq. ft.

question, as to why a house that is virtually built on a production line supposedly using the most efficient methods available should increase by a much higher proportion than the far less efficient construction of a conventional home, raises doubts about the establishment of prices for mobile homes or the efficiency of the manufacturers.

Considering the data presented above, concerning actual costs, and turning to the ability of an individual to buy such a house; the following must be considered. Financing of mobile homes is usually based upon fifteen percent down payment and a chattel mortgage for the balance of the purchase price at 13.5 percent (effective October 1, 1976). A summary of the down-payments, mortgage, monthly payments, monthly license fee and likely rental rates at the only mobile home park with vacant stalls in the Edmonton area, located in the County of Strathcona, is presented in Table XXI on page 112 .

Under the conditions specified in Table XXI, the cost per month of the double wide mobile home located in a mobile home park is not significantly different than the average cost per month of a conventional single detached dwelling financed under the National Housing Act. In addition, the conventional home includes land whereas the mobile home owner has no such asset to show for his investment. Therefore, mobile homes located in mobile home parks in Edmonton in the future will not in fact provide as low a cost for housing as they have in the past. However if mobile homes were placed in mobile home subdivisions in Edmonton,

TABLE XXI

SUMMARY OF FINANCIAL DETAILS OF MOBILE HOME ACQUISITION
EDMONTON AREA 1975*

SIZE OF MOBILE HOME*	DOWN PAYMENT ($)	MORTGAGE ($)	MONTHLY PAYMENT ($)	LICENSE OR TAXES FEE ($)	RENT ($)	TOTAL COSTS PER MONTH*
14' x 70' Single Wide*	2,925	16,575	211.21	22.44	148	381.65
22' x 48' Double Wide**	3,885	22,015	280.32	23.10	162	465.42
Conventional** Single Detached Home	4,851	43,659	427.	45.	-	472.00

* Assuming minimum down payment (15%) and maximum mortgage period (15 years)

** Assuming minimum down payment (10%) and 25 year mortgage at 11½%.

assuming the same size of lots were utilized as were used by the average conventional home, these units do provide a significant saving. Table XXII on page 114 , shows that the difference is quite significant. Again, it is worth noting that the lower prices of the mobile homes can be related to the smaller sizes of those units. Therefore a possible answer, if government wishes to provide lower priced homes, they should allow smaller conventional single detached dwellings to be built since the cost per square foot is not significantly different. Admittedly, in the data presented in this Chapter concerning mobile homes, possibly not enough credit has been given to the value of acquiring a home completely furnished - a situation which does not occur in conventional single detached homes. However, neither has credit been given for the value of the extra space in a basement to conventional homes versus a foundation for mobile homes.

In summary, the rising costs of rental of stalls in a mobile home park is rapidly reducing any low cost aspect to the purchase of mobile homes. If more mobile home subdivisions were developed, those persons or families who can not currently qualify for housing could possibly qualify for a mortgage on a mobile home; acknowledging they are getting less space for less money relative to a conventional single detached dwelling financed under the National Housing Act.

TABLE XXII

COMPARATIVE COSTS OF MOBILE HOMES
AND CONVENTIONAL HOMES IN SUBDIVISIONS
EDMONTON - 1976

SIZE OF UNIT	DOWN PAYMENT	MORTGAGE	MONTHLY PAYMENT	TAXES	TOTAL COST PER MONTH
14' x 70'*	3,261	29,356	303.83	35.00	338.83
22' x 48'*	4,101.80	36,916.83	343.20	38.00	381.00
1,200 sq. ft.	4,851	43,659	427.00	45.00	472.00

* Price includes $2,000 for foundation for mobile home.

CHAPTER VII. SUMMARY AND CONCLUSIONS

From the start of this research, it was assumed that the mobile home had established itself as a viable alternative in the Canadian housing market place. This assumption was based on the large number of mobile homes sold in Canada in the last six or seven years. A review of existing literature and some previous personal research indicated that mobile homes were being used in two ways: (a) as an immediate source of housing in resource towns, rural areas and small urban communities and (b) as low cost housing in or near large urban centers.

With the preceding in mind, the objectives of this thesis were defined to answer a broad question as to what was the future of this form of housing. This was broken down into three areas, the first being 'what had made the mobile home so popular in recent years', the second was concerned with the potential for future use of mobile homes and the third dealt with the potential effect of recently implemented or proposed government legislation concerning mobile homes and mobile home developments and how it would affect the future use of these dwellings.

At the outset, it was assumed that the use of mobile homes as immediate forms of housing had been occurring for a number of years and therefore would continue to do so. Therefore, it was decided to concentrate on examining the future of mobile

housing as a low cost alternative in the large urban residential market.

The ensuing analysis virtually eliminated two of the detracting arguments about mobile homes. It was shown that the quality of the mobile home being produced today is such that it can be considered an adequate dwelling unit in terms of construction quality and design. Also, the reputation of the mobile home occupant - that being considered a 'second class citizen' - was reviewed with an analysis of the demographic characteristics. It was recognized that the term 'second class citizen' is subjective and difficult to quantify. However 'second class citizen' was applied to mobile home occupants by municipal officials, newspaper commentaries and citizens generally in the course of this research, to the extent that mobile home occupants referred to themselves as 'second class citizens'. Therefore, it was from their prospective that the demographic analysis was conducted. The analysis concluded that the second class label was an 'outdated myth'. The research also revealed that fears expressed by various municipalities concerning inequitable contributions by mobile home owners to municipal revenues had virtually been overcome by recent changes in the assessment and licensing procedures for mobile homes.

The contentious aspect of the thesis research dealt with regulations controlling mobile home development standards that are currently being proposed by the Government of Alberta to be applied on a province-side basis. These regulations were a result of a provincial survey of mobile home development site conditions;

a survey which indicated the majority of the occupants of mobile homes were provided with virtually none of the amenities normally associated with residential developments. The provincial study also indicated that no one; not the occupants, nor their neighbors, nor elected officials, were happy with the situation. The result, the aforementioned proposals for new regulations, were guaranteed to provide a residential environment. However, by providing stringent controls, was the economic feasibility of this type of development being threatened? This question was reasonably easy to answer since recent mobile home park developments in the Edmonton area, which met these proposed standards, had been constructed over the period 1971-1975 and all seemed to be doing well. However, a drastic increase in rents at the last two such developments further opened the door to question.

The analysis of the mobile home situation led to some conclusive thoughts. If the regulations were implemented, it would not be economically feasible to locate mobile home parks in the City of Edmonton or the surrounding urban centers. Therefore, they would have to be located on land of relatively low value, the maximum figure of $7,000.00 per net acre of developable land was suggested. A second conclusion was that it would be economically feasible to locate mobile homes in subdivisions, possibly subdivisions specifically designed to accommodate the rectangular shape of the mobile home. It was concluded that municipal revenues would be such that either type of mobile home would "pay its' own way" in this regard.

However, a key question did arise after concluding that mobile home parks appear to be a thing of the past, at least in close proximity to Edmonton. The question of whether the provision of a 'residential environment' for mobile home parks was more important than perpetuating the continued use and development of this form of housing alternative. This is a question only the Government of Alberta can answer. However the following should be considered. The older mobile home parks in Edmonton which generally do not provide residential environments do in fact provide 'homes' for a certain group of people, and relatively low cost homes at that. In view of the supposed housing shortage, is the sacrifice of this housing alternative in the Edmonton area for the sake of resource town developments, which can and will meet the regulations, worth it to the people of Alberta? It is this last question on policy which is the most important result of the research conducted during the development of this thesis.

A question which arose during the research for this thesis, the answer to which could in fact vary the results of the analysis, involves what had previously been an assumption concerning mobile homes - that being the mobile home as a form of low cost housing. This was shown to be questionable, if not totally refuted, by the data and the ensuing analysis contained herein. It is acknowledged that less is paid for a mobile home than a conventional single detached dwelling, however less, in particular less floor space, is provided for the money outlaid.

Mobile home publications are always expounding on the benefits of employing production line techniques to the construction of these dwellings. If there are benefits, they do not appear to have been passed on to the consumer. This in itself will certainly effect the future use of mobile homes and is most certainly a point that should be considered both by the industry and government before any significant decisions be made in the area of mobile homes and their use.

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APPENDIX A

MUNICIPAL QUESTIONNAIRE

ALBERTA MUNICIPAL AFFAIRS

1971

MOBILE HOME QUESTIONNAIRE

	Aug. 31, 1970	May 15, 1971
1. Total Number:		
of Mobile Homes	_____	_____
of Mobile Homes in Mobile Home Parks	_____	_____
of Mobile Homes being licensed	_____	_____
of Mobile Home Parks	_____	_____

We will appreciate an actual count for the May 15th total. Where actual figures cannot be provided as of August 31st, 1970, estimated figures will suffice. If numbers are estimated, please indicate accordingly.

2. Do you control the placement of Mobile Homes within the municipality?

_____ Yes _____ No

Please return excerpt of applicable Bylaw or Policy

3. Are Mobile Homes only permitted within organized Mobile Home Parks?

_____ Yes _____ No

4. If locations other than Mobile Home Parks are acceptable, please elaborate.

_____

_____

_____

5. Do you anticipate that there will be an increased demand for locating Mobile Homes within your community?

Why? _____

_____

_____

Comment on Mobile Homes as related to your community.

_____

_____

_____

DATE COMPLETED _____

APPENDIX B

MOBILE HOME OCCUPANT QUESTIONNAIRE

ALBERTA MUNICIPAL AFFAIRS

1971

PROVINCIAL PLANNING BRANCH MOBILE HOME QUESTIONNAIRE

1. Age of Head of Household

   Under 21 21-24 25-34 35-44 45-54 55 & Older

2. Marital Status: Single Married Other

3. Occupation of Head of the Household: Type of Job:_____

   Type of Company:_____

4. Does the Head of the Household work in this Municipality?

   Yes No

5. Education of the Head of the Household:

   Public School Technical School

   High School University

   Other (specify) _____

6. Family Composition (living in the mobile home);

	Number of Males	Number of Females
Number of Occupants under 5 years of age	_____	_____
5 - 9 years of age	_____	_____
10 - 14 years of age	_____	_____
15 - 19 years of age	_____	_____
20 - 55 years of age	_____	_____
55 - 65 years of age	_____	_____
65+ years of age	_____	_____

7. Total Family Annual Income:

   Under $5,000 $10,000 to $14,999

   $5,000 to $7,499 $15,000 or more

   $7,500 to $9,999

8. What year was your present mobile home manufactured? _____

9. What is its size? _____ft. by _____ft. (excluding additions such as cabanas, etc.)

10. What facilities does it contain?

Toilet	clothes washer
bath or shower	clothes dryer
garbage grinder	refrigerator
oil/propane heating	other facilities
natural gas or electric heating	Specify _____

11. How many bedrooms does it contain? _____

12. Do you own or rent your mobile home?

Own Rent

13. How long have you owned or rented your present mobile home?

_____ yrs. _____ mos.

IF YOU OWN YOUR MOBILE HOME, ANSWER QUESTIONS 14 & 15. IF NOT, GO TO QUESTION 16.

14. What was its approximate cost to you? (if rented, leave blank.)

less than $2,500	$7,500 - $10,000
$2,500 - $5,000	$10,000 - $12,500
$5,000 - $7,500	over $12,500

15. If your home was financed, what type of lending agency was used?

Bank Finance Company Credit Union Trust Company

Other

16. How long have you lived on your present mobile home site?

_____ yrs. _____ mos.

17. Approximately how long have you lived on other sites?

sites previous to this one _____ yrs. _____ mos.
earlier sites _____ yrs. _____ mos.
_____ yrs. _____ mos.

18. What is the major reason you chose to live in a mobile home?

_____

_____

_____

19. List any other reasons important <u>to you</u> personally.

_____

_____

20. Are you satisfied with the location of your mobile home park?

YES NO

<u>Reasons</u>

_____

_____

21. If you presently live in a mobile home park and were given the option of staying there or moving onto your own lot, which would you prefer?

Park Individual Lot

22. If you have specific complaints concerning municipal or public attitudes, or if you have any suggestions as to the ways and means of upgrading mobile home park development, please enter in the space below.

_____

_____

23. If given the choice, would you prefer to continue living in a mobile home or would a conventional home of similar value suit you better.

Mobile Home Conventional Home

WHY?

_____

_____

_____

_____

APPENDIX C

THE MUNICIPAL GOVERNMENT ACT

REGULATION TO PRESCRIBE A SCHEDULE FOR THE LICENSING OF MOBILE UNITS

THE MUNICIPAL GOVERNMENT ACT
REGULATION TO PRESCRIBE A SCHEDULE FOR THE LICENSING OF MOBILE UNITS

1. An owner of a mobile unit subject to a license shall pay a license fee in accordance with the schedules set forth hereunder.

2. Measurement includes area within confines of exterior walls.

3. This Regulation comes into force January 1st, 1972.

SCHEDULE A

BASIC VALUE - CLASS 1

Units of Commercial or of Professional Quality of Construction.

MOBILE UNIT

AREA (In sq. ft.)	BASIC VALUE		
0 - 700	$ 800	plus	$3.40 per sq. ft. for all area not exceeding 700 sq. ft.
701 - 1500	$3,180	plus	$2.50 per sq. ft. for all area in excell of 700 sq. ft. but not exceeding 1500 sq. ft.
1501 and larger	$5,180	plus	$3.40 per sq. ft. for all area exceeding 1,500 sq. ft.

ADDITIONS TO MOBILE UNIT (Porches, other additions)

$1.50 per sq. ft. of area

SCHEDULE B

Units not manufactured commercially and of non-professional quality of construction

MOBILE UNIT

AREA (In sq. ft.)	BASIC VALUE		
All area	$ 95	plus	$2.30 per sq. ft. for all area

ADDITIONS TO MOBILE UNIT (Porches and other additions)

$1.00 per sq. ft. of area

SCHEDULE C

DEPRECIATION

Age in Years	Percentage Remaining Factor	Age in Years	Percentage Remaining Factor	Age in Years	Percentage Remaining Factor
1	96.0	18	48.0	35	24.0
2	92.0	19	46.0	36	23.0
3	89.0	20	44.0	37	22.0
4	85.0	21	42.0	38	21.0
5	82.0	22	41.0	39	20.0
6	78.0	23	39.0		
7	75.0	24	38.0		
8	72.0	25	36.0		
9	69.0	26	35.0		
10	67.0	27	33.0		
11	64.0	28	32.0		
12	61.0	29	31.0		
13	59.0	30	29.0		
14	57.0	31	28.0		
15	54.0	32	27.0		
16	52.0	33	26.0		
17	50.0	34	25.0		

SCHEDULE D

CALCULATION OF THE LICENSE FEE

LICENSE FEE = TOTAL VALUATION X DEPRECIATION FACTOR X MILL RATE OF THE MUNICIPALITY FOR THE PREVIOUS YEAR.

Note: Where a municipality did not employ a mill rate in previous years, calculate license fee by utilizing the current mill rate of the municipality.

APPENDIX D

PROPOSED MOBILE HOME PARK REGULATIONS

MOBILE HOMES IN ALBERTA

ALBERTA MUNICIPAL AFFAIRS

1973, P. 105

PROPOSED MOBILE HOME PARK REGULATIONS

The following regulations are recommended amendments to existing bylaws concerned with the establishment of mobile home parks.

A. Definitions - The following definitions should be included in the existing zoning bylaw.

1. Mobile Home - a mobile home is a transportable, single family dwelling unit designed to:

   a) provide year round living accommodation

   b) be connected to utilities

   c) be towed on its own chassis which is comprised of a frame and wheels

   d) does not include travel trailers or other recreational vehicles

2. Mobile Home Lot - "A parcel of land to be used by one mobile home." (CSA Z240.7.1 - Proposed Mobile Home Code)

3. Mobile Home Stand - "An area within a mobile home lot upon which the unit is intended to be directly situated." (CSA Z240.7.1 - Proposed Mobile Home Code)

4. Mobile Home Park - An unsubdivided parced of land under single ownership which has been planned and improved for the placement of more than one mobile home for non-transient use.

5. Travel Trailer Park - "A parcel of land under single ownership which has been placed and improved for the placement of travel trailers and other recreational vehicles for transient use." (CSA Z240.7.1 - Proposed Mobile Home Code)

B. Schedule - The schedule described on the following pages should be adopted as an amendment to a Zoning or Development Control Bylaw.

RT - MOBILE HOME PARK DISTRICT

1. USES

Subject to all other provisions of the Bylaw, on any site, in any district defined, designated or described in this Bylaw as a MHP - Mobile Home Park District, permits will be issued only for the following types of uses:

(a) Mobile Homes for non-transient use
(b) Buildings and uses accessory to the above use

2. The following regulations apply to every development in all MHP - Mobile Home Park Districts.

(1) Site Planning

(a) PARK SIZE — A minimum of five acres shall be required.
(b) DENSITY — The maximum density per acre shall evolve from the spacing requirements defined further on in this submission.
(c) DESIGN — Formal site planning should be designed to suit the conditions of each individual site. The existing topography, vegetation and drainage should be considered in design of the said park with a view to maintaining the natural environment where possible. Attempts should be made to maintain as much of the existing natural vegetation, trees in particular, as possible. Under no conditions should a mobile home development be built in a low lying, poorly drained area. The site plan and the subsequent improvements required should provide:

(i) Facilities and amenities appropriate to the needs of the occupants which may include recreational facilities, landscaping, washing facilities, etc.
(ii) Practical and efficient operation and maintenance of all facilities at reasonable costs.

The site plan must provide for adequate means or protection for the mobile home park occupants from offensive off-site views or other noxious off-site developments by means of screening and spacing.

(2) Access

Accessibility to the Mobile Home Park shall be provided by means of an approved legal roadway.

(3) Internal Roads

(a) Roads shall be provided on the Mobile Home Park to allow access to individual Mobile Home stands as well as other facilities where access is required.
(b) These roads shall be privately owned and maintained and form part of the common area.
(c) The street system shall be designed to be compatible with the existing municipal street and public utility systems.
(d) The street system shall provide convenient circulation by the use of local roads and properly located collector roads within the mobile home park. Dead-end roads shall be discouraged, however, where design alternatives are not available, a minimum of fifty-five radius shall be provided.
(e) If the public roadway through which access to the mobile home park of obtained is paved then the roads in the mobile home park shall be paved. However, if the public roadway is not paved then gravel streets may exist within the development. These roads must be of a quality equal to or greater than six (6) inch pit-run gravel overlayed by a three (3) inch layer of crushed gravel.
(f) Road Right-of-Way: A minimum of right-of-way of forty(40) feet is required for all roads within the development.
(g) Road Size Requirements:

(i) All entrance roads and collector roads with guest parking on both sides shall have a minimum of 36 feet width of paved surface. The need for collector roads, as well as the dimensions of such roads, are to be established at the discretion of the development approval authority. Sidewalks are to be provided running parallel to entrance streets and within right-of-way.
(ii) Collector roads with no parking - 24 feet paved surface minimum.
(iii) Minor roads with no parking - 20 feet minimum.

(The guide for variations in these patterns are as follows:)

12 feet/moving lane - collector roads
10 feet/moving lane - minor roads
6 feet/main lane - for parallel guest parking.

(4) Recreation Areas

(a) A minimum of 200 sq. ft. per mobile home, must be developed for playground or other recreational uses. In development where more than 10,000 sq. ft. is required, two or more recreational areas will be provided and developed.
(b) Adequate fencing or screening is to be provided between recreation area and other uses within the development.

(5) Individual Mobile Home Park Lot Services and Facilities

(a) Spacing of Lots and Mobile Home density

(i) These regulations are defined to insure privacy, natural light, and air and convenient access to the mobile home unit by providing sufficient private open space as well as other facilities on the mobile home lot.
(ii) Any permanent additions such as garages or other structural additions are considered part of the mobile home. The area of additions may not exceed more than twenty (20) percent of the total area of the mobile home unit.
(iii) The following distances must be observed in locating the mobile home within a designated Mobile Home Park.

(1) A minimum of 15 feet must separate a mobile home stand from a boundary of the Mobile Home Park.
(2) A minimum of three (3) feet must separate the mobile home from the mobile home lot line.
(3) A minimum of 20 feet open space must occur between mobile homes (driveways, carports and open porches are allowable in this space).
(4) The distance between a mobile home stand and an abutting common area such as a paved street or walkway or public parking area is eight (8) feet.
(5) All open porches, carports and sheds shall be set back three (3) feet from the mobile home lot line.
(6) The minimum dimensions of a mobile home lot shall be as follows:

SINGLE WIDTH	MEAN LOT WIDTH (FEET)	MINIMUM AREA (FEET)
(10-14')	40	3,600
Double Wide (20')	43	3,900
Double Wide (24')	47	4,300

(b) Parking

(i) A minimum of one parking space shall be provided on each mobile home lot. This parking space must be a minimum of eight feet in width by twenty-two feet in length. If two spaces are provided, a minimum width of eight feet and length of forty-two feet is required.

(ii) An additional minimum of one parking space for every two mobile homes is required for visitors parking if only one space is provided on the mobile home lot. However, if two spaces are provided on the mobile home lot, one visitor space for every four mobile homes is required. Appropriate parking areas must be designated in close proximity to the mobile home lots to be served.

(iii) On street parking is not allowed within the development other than on collector streets and then only with permission of the development approving authority.

(iv) Parking space must be of equal quality as the adjoining mobile home park street.

(c) Tenant Storage

(i) Permission shall be granted to the Mobile Home owner, to erect storate facilities compatible in appearance to the mobile home and not exceeding one hundred fifty (150) cubic feet or centrally located storage space shall be provided. This is intended for outdoor equipment, furniture, tools and other materials not storable in the mobile home.

(ii) Off-site storage for recreation vehicles, boats, etc. should also be provided. A minimum of one hundred fifty (150) square feet of space per mobile home is required.

(iii) Heating Fuel Storage - Where heating fuel is provided by a local distribution system, heating fuel contained space must be provided in an inconspicuous location and be within the municipal or provincial regulations regarding this type of facility. The provincial regulation being Alberta Regulation 50/72 under the Fire Prevention Act - Regulations governing oil burning equipment.

(d) Skirting and Additions

(i) All mobile home units must provide skirting around the base of their own unit. It is important that the construction of this skirting does not result in the establishment of an airtight container beneath the unit.

(ii) The exterior of all additions and skirting must be of similar material or at least of similar appearance as the exterior of the mobile home.

(6) Mobile Home Park Site Improvements

(a) Landscaping

(i) Grass and other suitable forms of landscaping must cover all areas not devoted to streets, parking spaces, walkways, service buildings or mobile homes themselves.

(b) Utilities and Servicing

(i) All utility lines (power, telephone, etc.) shall be placed underground.

(ii) All service buildings must be screened from the mobile home residence by fencing or landscaping.

(iii) All mobile home parks shall comply with the provisions (Regulation 572/57 amended by 134/69) governing trailer coach parks unless otherwise superceded by the above regulation.

(c) Maintenance of Facilities

(i) The owner or manager of the mobile home park is responsible for:

(a) maintaining the site and all improvements as outlined above.

(b) collection and dispersal of garbage as required by the Local Municipal authority and the Department of Health.

APPENDIX E

PROPOSED REGULATIONS TO ALLOW DEVELOPMENT OF MOBILE HOME SUBDIVISION

MOBILE HOMES IN ALBERTA

ALBERTA MUNICIPAL AFFAIRS

1973 P. 111

RECOMMENDED AMENDMENTS TO THE SUBDIVISION AND TRANSFER REGULATION UNDER THE PROVINCIAL PLANNING BRANCH

The following additions to the Subdivision and Transfer Regulation are recommended to allow for the establishment of Mobile Home Subdivisions.

Section 2

34. Mobile Home - a mobile home is a transportable, single family dwelling unit designed to:

(a) provide year round living accommodation
(b) be connected to utilities
(c) be towed on its own chassis which is comprised of a frame and wheels
(d) does not include travel trailers or other recreational vehicles

(i) single wide - consists of a single unit not exceeding 14 feet in width.
(ii) double wide - consists of two units designed to be joined together at the residential site to form one dwelling unit.

Section 35

(e) each parcel to be used for a single wide mobile home shall have:

(i) a mean width of not less than 40 feet
(ii) an area of not less than 4,000 sq. ft.

(f) each parcel to be used for a double wide mobile home shall have:

(i) a mean width of 50 feet
(ii) an area of not less than 4,500 sq. ft.

RECOMMENDED MUNICIPAL BYLAW AMENDMENTS

CONCERNING MOBILE HOME SUBDIVISIONS

The regulations suggested below are considered the necessary minimum standards for mobile home subdivision site development.

1. Spacing

   (a) An open space of twenty (20) feet must occur between one mobile home (and its enclosed additions) and another mobile home.

   (b) The minimum distance between a lot line and a mobile home stand is four (4) feet.

   (c) The minimum distance between a public roadway or walkway and a mobile home is fifteen (15) feet.

   (d) A minimum of ten (10) feet of open space must occur between the rear lot line and the rear boundary of the mobile home stand.

SINGLE WIDTH	MEAN LOT WIDTH (feet)	MINIMUM AREA (Sq. Ft.)
Single Wide (10-14')	40	4,000
Double Wide (20')	43	4,300
Double Wide (24')	47	4,700

2. Foundation

   (a) A Mobile home must be placed upon a foundation of concrete blocks or poured concrete, or,

   (b) A mobile home may be supported by and permanently affixed to a series of piers located at strategic positions beneath the frame of the unit. These positions are defined by the individual mobile home manufacturers. The piers must be of poured concrete with a depth below frost level. Adequate, fireproof skirting of similar design to the mobile home exterior must then be installed around the base of the mobile home.

3. Building quality -

   All mobile homes being placed upon single family residential lots must be approved in total by the Canadian Standards Association (C.S.A. Z240 regulation).

4. Additions -

All additions must be of similar building quality and appearance to that of the mobile home.

5. Removal of Trailer Hardware -

Axles, wheels and trailer hitches should be removed from the unit prior to final installation upon piers or foundation.

APPENDIX F

MOBILE HOME PARK

SITE GUIDELINES

MOBILE HOME COURT STUDY

EDMONTON REGIONAL PLANNING COMMISSION

1968 P. 23

PROPOSED REGULATIONS FOR MOBILE HOME COURTS IN THE COMMISSION AREA

(a) The minimum site area shall be five acres and minimum number of mobile home lots shall be fifty.

(b) The maximum permissable density for a mobile home park shall be 10 mobile home lots per gross acre.

(c) The size of mobile home lots within the total park shall average not less than 2,800 (40 x 70) square feet and the minimum size for any lot shall be 2,400 square feet.

(d) Each mobile home lot shall be clearly and permanently defined by stakes, fencing or hedges and will be provided with a concrete apron upon which the mobile home will be located.

(e) All mobile homes and all permanent accessory buildings shall be located a minimum of 25 feet from any mobile home park property boundary abutting a public street or thoroughfare and a minimum of 15 feet from other park boundaries. These setbacks shall be landscaped in a manner to screen the mobile home park court from adjacent and neighboring development.

(f) Mobile homes shall be set back at least 8 feet from the paving of the adjoining internal access road or common parking area.

(g) Mobile homes shall be located separated from each other by a minimum of 15 feet side to side and 10 feet end to end, provided further than any porch or addition to the mobile home is to be regarded as part of the mobile home for spacing purposes.

(h) One parking space shall be provided on/or for each mobile home lot. In addition, visitor's parking shall be provided in conveniently located groupings throughout the park at the ratio of one parking space to every four mobile home spaces.

(i) Provision shall be made for adequate covered storage of furniture, domestic equipment and seasonally used equipment.

(j) Skirtings shall be provided to screen the undercarriages of all mobile homes.

(k) All accessory structures such as patios, porches, additions, skirting and storage facilities shall be factory prefabricated units, or of a quality equivalent thereof, so that design and construction will compliment the mobile home.

(l) All roads in the park shall be paved or maintained to allow good year round dust free access.

(m) The mobile homes, streets and all community facilities, shall be connected by a safe, convenient, all season pedestrian access walkway which shall be at least 3 feet in width.

(n) All areas of the mobile home park not occupied by mobile homes and their additions, internal roads, walks, driveways, permanent buildings and any other developed facility, shall be fully grassed and landscaped.

(o) Laundry drying yards, refuse collection points and playgrounds shall be suitably screened and fenced.

(p) Playground space shall be provided at the ration of at least 100 square feet per mobile home lot. Where recreation requirements exceed 5,000 square feet, two or more playgrounds should be provided.

(q) All utility lines, including electrical power, shall be placed underground.

(r) An outdoor street lighting system shall be required which shall be kept to pedestrian scale and integrated in design and appearance.

(s) Only one main free standing identification sign of residential character and appearance shall be erected at the entrance or at each entrance to the mobile home park. Directional signs within the park must be integrated in design and appearance and kept in scale with immediate surroundings.

(t) Facilities and equipment for adequate fire protection shall be provided to the satisfaction of the Provincial Fire Marshal.

(u) Telephone installation and service will be provided to the satisfaction of Alberta Government Telephones.

(v) Adequate and distinct separation must be provided between permanent mobile home areas within the park and areas for tourist trailer accommodation and no tourist trailer areas shall be permitted if the permanent residential character of either the mobile home park or adjacent neighboring development is jeopardized.

(w) Except as stated herein, every mobile home park shall comply with the provisions of the Provincial Board of Health Regulations which govern trailer coach parks.

APPENDIX G

MUNICIPAL REVENUE GENERATION COMPARISON

MOBILE HOME PARK AND CONVENTIONAL SUBDIVISION

ASSESSMENT DEPARTMENT

CITY OF CALGARY

1970

VISTA HEIGHTS TRAILER HOME PARK — EXHIBIT "A"

Plan 5886 X portion of Block 10 & 13
all Blocks 9, 14 and X — 33.9 acres

Estimated 1969 City Revenue on the above lands developed as a Trailer Home Park having 232 sites.

1. Land — 33.9 acres @ $9,200 per acre = $ 311,880

2. Improvements

(a) Hard Surfacing

i. Interior Parking cul-de-sacs
55'x25'; 8'x22'; 60'x55'
= 4,851 sq.ft. (x5) = 24,255 sq.ft.

ii. Interior Parking Pads
45'x12' = 540 sq.ft. (x 189) = 102,060 sq.ft.

iii. Circular dul-de-sacs
Pi x 30^2 = 2,830 sq.ft. (x3) = 8,490 sq.ft.

iv. Access Roads
5,700 lin.ft. x 24' wide 136,800 sq.ft.

TOTAL HARD SURFACING 271,605 sq.ft.

Assessment @ 10¢ per sq.ft. = $27,160 Taxable Value 16,300

(b) Chain Link Fencing

5,550 lin.ft. @ $2.45 = $13,600 Taxable Value 8,160

(c) Trailer Hook-Ups

120 @ $225 each = $27,000 Taxable Value 16,200

(d) Service Building

2,400 sq.ft. 2D + plg. (1963 manual)

1,664 sq.ft. @ $4.50 sq.ft. = $7,488 = $2,914
+ plg. $710 = $11,112

736 sq.ft. @ $3.96 sq.ft. = 2,914
14,026

$14,026 x 67.2% (manual level) = 9,425

Taxable Value 5,655

TOTAL TAXABLE VALUE $358,195

N.B. Taxable value is computed at 60%

VISTA HEIGHTS TRAILER HOME PARK - Page 2 EXHIBIT "A"

Estimated 1969 Revenues

I. Property Tax

Taxable Value $358,195 @ 65.6 mills	=	$ 23,497.59

II. License @ 100% Occupancy

186 Trailers @ $120 per annum =	$ 22,320	
46 Trailers @ $108 per annum =	4,968	
	27,288	= 27,288.00

III. Business Tax

Capitalization of the above at 6%	= $ 60,000	
Business Tax at 10%	6,000	
TOTAL ESTIMATED 1969 REVENUE		$ 56,785.59

1969 REVENUES OF VISTA HEIGHTS RESIDENCES ON ABUTTING 35.0 ACRES

	Assessment
Plan 1065 JK, Block 4, Lots 29 to 57	177,650
Block 5, all	150,530
Block 7, all	120,640
Plan 4347 JK, Block 11, all	361,980
Block 13, all	146,350
Block 14, all	129,520
Total Assessment	$ 1,086,670
1969 General Taxes @ 65.6 mills =	71,285

COMPARATIVE INCOME PER ACRE

Vista Heights Residences	$71,285 / 35.0 acres	=	$2,036.71	
Vista Heights Trailer Home Park	$56,785 / 38.9 acres	=	$1,675.08	$361.63

Mr. A.J. BARNETT
ASSESSMENT DEPARTMENT
CITY OF CALGARY
DECEMBER 9th, 1969

WEST HAYSBORO TRAILER HOME PARK — EXHIBIT "A"

Estimated 1969 Revenues

I Property Tax -

Taxable Value = $547,515 @ 65.6 Mills = $ 35,916.98

II License @ 100% Occupancy -

186 Trailers @ $120 per annum = $22,320
46 Trailers @ $108 per annum = 4,968
$27,288 $ 27,288.00

III Business Tax -

271,605 sq. ft. @ .05¢ +
1,287,843 sq. ft. @ 3.5¢ = $58,654

Service Building -
2,400 sq. ft. @ $1.00 = 2,400

Hookups - $27,000 @ 9% = 2,430
$63,484

Business Tax @ 10% = $ 6,350 $ 6,350.00

TOTAL ESTIMATED 1969 REVENUE $ 69,554.98

1969 REVENUES OF WEST HAYSBORO RESIDENCES
ON 35.8 ACRES

		Assessment
Plan 311 HN	Block 18	$ 279,180
Plan 311 HN	Block 19	138,620
Plan 311 HN	Block 20	391,230
Plan 311 HN	Block 21	383,470
	TOTAL ASSESSMENT	$1,192,500

1969 General Taxes @ 65.6 Mills = $ 78,228.00

COMPARATIVE INCOME PER ACRE

West Haysboro Residences 78,228 / 35.8 Acres = $ 2,185.14

West Haysboro Trailer Home Park 69,554 / 35.8 Acres = $ 1,942.85 $ 242.29

WEST HAYSBORO TRAILER HOME PARK - Page 2 EXHIBIT "A"

The land assessment for the Mobile Home Park is predicated on location in an R-3 density residential area. Were it located in a Highway Commerical Zone, the land assessment would be 45% higher.

Mr. A.J. Barnett
Assessment Department
March 11, 1970